

Surfside Crossing, LLC

37 Old South Rd., Unit #6
Nantucket, MA 02554
(508) 825-8825 • Fax (508) 825-8826



December 12, 2017

Town of Nantucket
16 Broad Street
Nantucket, MA 02554

Attn: Libby Gibson, Town Manager

Re: Notice of Comprehensive Permit Approval Application to MassHousing
"Surfside Crossing" Single Family Homeownership Residential Community
3, 5, 7 & 9 South Shore Rd. – Town of Nantucket

Dear Ms. Gibson:

Please be advised that Surfside Crossing, LLC ("Surfside Crossing") has submitted a Comprehensive Permit Site Approval Application to MassHousing for a Single-Family Homeownership Residential Community (the "Project") to be permitted and developed in accordance with the provisions of M.G.L. c. 40B (40B). Enclosed please find a copy of the Application.

The proposed Project is comprised of 156 single family residential units to be developed on a 12.87-acre site located at the properties commonly referred to as 3, 5, 7 & 9 South Shore Rd., Nantucket, MA. 60 of the units are proposed as stand-alone homes and 96 units, housed in six buildings, are proposed as condominium units. The proposal is a mixed-income single family homeownership project, whereupon 25% of the units (15 stand-alone homes and 24 condominiums) are proposed to be sold to M.G.L. c. 40B qualified purchasers.

The condominium component of the project will fill a critical need in the Nantucket housing market by offering high-quality units, in a high-quality neighborhood, with projected sale prices ranging from \$450K to \$750K. Due to Nantucket's extremely high, median home sale value, many sectors of the island's workforce earn too much income to qualify for affordable housing under 40B, but earn less income than is needed to purchase quality market rate housing. Surfside Crossing's condo units will provide a great option for Nantucket home-ownership, and its benefits, to those who are otherwise extremely limited in Nantucket home-ownership options.

As indicated in the enclosed, Surfside Crossing has assembled a highly capable and experienced team that has extensive experience in permitting and successfully developing Massachusetts

mixed-income residential projects. Surfside Crossing member, Josh Posner, has developed affordable housing in New England and across the country for over 35 years. One of his most recent projects, Beach Plum Village, has set a high bar on Nantucket for 40B projects and is emblematic of the type of project Surfside Crossing is proposing to develop on South Shore Rd. The Project builder, Cottage + Castle (C+C), has completed well over 100 Nantucket projects, many with budgets exceeding \$10MM. It has the technical ability and local know-how that will ensure a fluid process during the construction phases of this Project. C+C also serves as builder for the second phase of the Beach Plum Village project and is scheduled to complete that 30-unit phase by the end of 2018.

Surfside Crossing is excited about developing this Project and the opportunity to assist in ameliorating Nantucket's affordable housing crisis.

Please contact me should you have any questions regarding this application or the proposed Project.

Very truly yours,

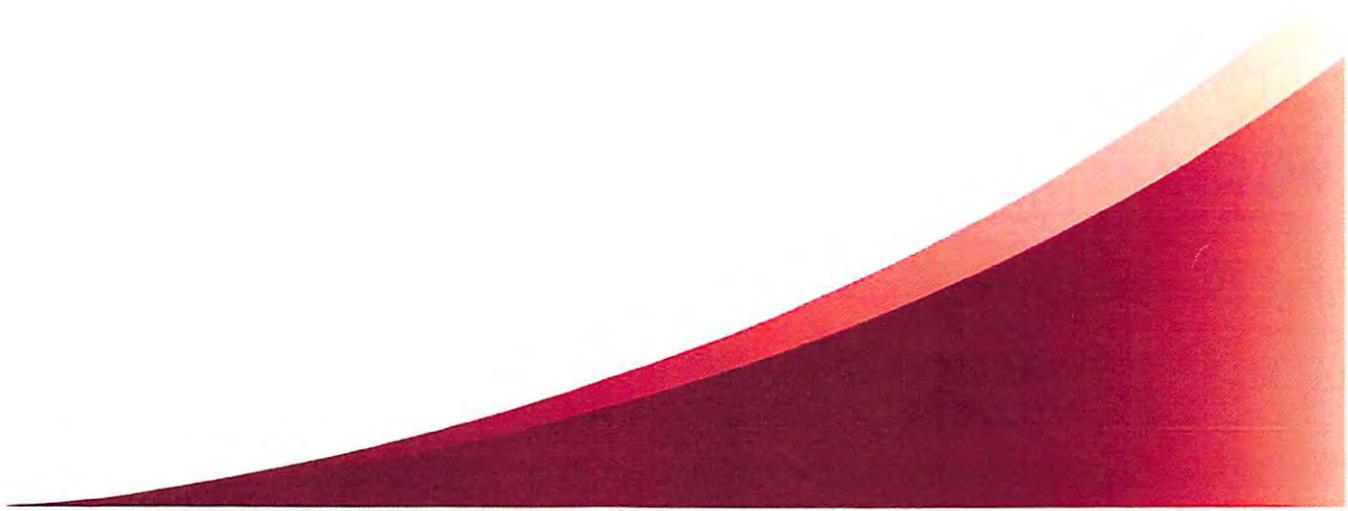


James D. Feeley, Member
Surfside Crossing, LLC



Comprehensive Permit Site Approval Application/Homeownership****

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Homeownership

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our 40B Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<http://www.mass.gov/hed/economic/eohed/dhcd/legal/reggs/760-cmr-56.html> and
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

Gregory Watson, Manager of Comprehensive Permit Programs
MassHousing, One Beacon Street, Boston, MA 02108

We look forward to working with you on your proposed development. Please contact Gregory Watson at 617-854-1880 or gwatson@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval:

Within two (2) business days of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 60 days of our receipt of your application package.



**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Please be sure to answer ALL questions. Indicate "N/A", "None" or "Same" when necessary.

Section 1: GENERAL INFORMATION (also see Required Attachments listed at end of Section 1)

Name of Proposed Project: Surfside Crossing

Municipality: Nantucket, Massachusetts

Address of Site: 3_5_7_9 South Shore Road

Cross Street (if applicable): Surfside Road

Zip Code: 02554

Tax Parcel I.D. Number(s) (Map/Block/Lot): 67 336 67 336.9 67 336.8 67 336.7

Name of Proposed Development Entity (typically a single purpose entity): Surfside Crossing, LLC

Entity Type: Limited Dividend Organization Non-Profit* Government Agency

* If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.

Has this entity already been formed? Yes No

Name of Applicant (typically the Proposed Development Entity or its controlling entity or individual): Surfside Crossing LLC

Applicant's Web Address, if any: cottageandcastleinc.com

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes No If yes, please explain: _____

Primary Contact Information (required)

Name of Individual: Jamie Feeley

Relationship to Applicant: Principal

Name of Company (if any): Surfside Crossing, LLC

Street Address: 37 Old South Road, #6

City/Town/Zip: Nantucket, MA 02554

Telephone (office and cell) and Email: 508-825-8825 (office), 508-633-5500 (cell), jamie@cottageandcastleinc.com

Secondary Contact Information (required)

Name of Individual: Josh Posner

Relationship to Applicant: Principal

Name of Company (if any): Surfside Crossing, LLC

Street Address: 32 Arlington Street

City/Town/Zip: Cambridge, MA 02140

Telephone (office and cell) and Email: 617-549-3232 (cell), jposner@risingtidellc.net

Additional Contact Information (optional)

Name of Individual: Peter L. Freeman
Relationship to Applicant: Attorney
Name of Company (if any): Freeman Law Group, LLC
Street Address: 86 Willow Street
City/Town/Zip: Yarmouthport, MA 02675
Telephone (office and cell) and Email: 508-362-4700

Anticipated Financing: MassHousing NEF Bank
Name of NEF Bank: Hingham Intatution for Savings

Total Number of Units 156.00 # Affordable Units 39.00 # Market Rate Units 117.00
Age Restricted? Yes No If Yes, 55+ or 62+

Brief Project Description (150 words or less):

Surside Crossing consists of 156 units in two components: 60 stand-alone single-family cottages on fee simple lots and 96 moderately priced condominiums in six multi-family buildings. Arranged on 13 acres in a residential area a mile from schools and shopping, all units will be for-sale with 25% of each unit type reserved for eligible moderate-income households. High quality site development features include granite curbs, brick sidewalls, historic street lighting and extensive landscaping. Surside Crossing will feature a high degree of common amenities including parks, pool, gym, game room, on site property management, all fostering a strong sense of community. It is anticipated that program evolution, with regard to both the housing and community facilities program, will take place during the project review process.

Required Attachments Relating to Section 1

1.1 Location Map

Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.

1.2 Tax Map

Provide a copy of municipal tax map (assessor's plan) with subject parcels and parcel ID #'s clearly identified.

1.3 Directions

Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects**

Section 2: EXISTING CONDITIONS / SITE INFORMATION (also see Required Attachments listed at end of Section 2)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Name of Proposed Project: Surfside Crossing

Buildable Area Calculations	Sq. Feet/Acres (enter “0” if applicable—do not leave blank)
Total Site Area	590,607.00
Wetland Area	0.00
Flood/Hazard Area	0.00
Endangered Species Habitat (animal and/or plant)	590,607.00
Conservation/Article 97 Land	0.00
Protected Agricultural Land	0.00
Other Non-Buildable (Describe)	0.00
Total Non-Buildable Area	0.00
Total Buildable Site Area	590,607.00

Current use of the site and prior use if known:

Vacant lot

Is the site located entirely within one municipality? Yes No

If not, in what other municipality is the site located? _____

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) _____

Current zoning classification and principal permitted uses:

Limited Use General (LUG-2), single family

Previous Development Efforts

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant’s role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

No previous applications of which we are aware.

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	No	
Wastewater - public sewer	Yes	Connection to existing system
Storm Sewer	No	All drainage contained on-site
Water-public water	Yes	Connection to existing system
Water-private well	Yes	Irrigation only
Natural Gas	No	
Electricity	Yes	Connection to existing system
Roadway Access to Site	Yes	
Sidewalk Access to Site	No	
Other		

Describe surrounding land use(s):

These properties will abut multi-family housing complexes (Miacomet Village and Sachem's Path) and are in close proximity to a central grocery store chain (Stop and Shop), schools (elementary, middle and high school) and the downtown cultural center. In addition, sewer and water treatment facilities, houses of worship, public safety facilities (fire and police) are within three miles of property boundaries.

Further detail in 2.0a Addendum

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	1.2 miles	Yes (Stop and Shop, 31 Sparks Avenue)
Schools	1 mile	Yes (Nantucket High School, 10 Surfside Road)
Government Offices	2.1 miles	Yes (Nantucket Town Clerk, 16 Broad Street)
Multi-Family Housing	.5 miles	Yes (Miacomet Village, Norquarta Drive)
Public Safety Facilities	1.3 miles	Yes (Nantucket Police Station, 4 Fairgrounds Road)
Office/Industrial Uses	1.3 miles	Yes (Wannacomet Water Co, 1 Milestone Road)
Conservation Land	.50 miles	Yes State Forest off Rugged Road
Recreational Facilities	1.3 miles	Yes (Nantucket Boys & Girls Club, 81 Sparks Ave)
Houses of Worship	2.2 miles	Yes (First Congregational Church, 62 Centre Street)
Other	2.1 miles	Yes (Whaling Museum, 13 Broad Street)

List any public transportation near the Site, including type of transportation and distance from the site:

Nantucket Regional Transit Authority (NRTA)-The Wave-Mid Island Loop Stops closest to the site include: Miacomet Avenue, Surfside Road/Surfside Drive, Surfside Drive/Hooper Farm Road and Parker Lane.

Site Characteristics and Development Constraints

Please answer "Yes", "No" or "Unknown" to the following questions. If the answer is "Yes" please identify on Existing Conditions Plan as required for Attachment 2.1 and provide additional information and documentation as an attachment as instructed for Attachment 2.4, "Documentation Regarding Site Characteristics/Constraints."

Are there any easements, rights of way or other restrictions of record affecting the development of the site? Yes

Is there any evidence of hazardous, flammable, or explosive material on the site? No

Is the site, or any portion thereof, located within a designated flood hazard area? No

Does the site include areas designated by Natural Heritage as endangered species habitat? Yes

Are there documented state-designated wetlands on the site? No

Are there documented vernal pools on the site? No

Is the site within a local or state Historic District or listed on the National Register or Historic Places? Yes

Has the site or any building(s) on the site been designated as a local, state or national landmark? No

Are there existing buildings and structures on site? No

Does the site include documented archeological resources? No

Does the site include any known significant areas of ledge or steep slopes? No

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

Please provide a detailed Existing Conditions Plan showing the entire site, prepared, signed and stamped by a Registered Engineer or Land Surveyor. Plans should be prepared at a scale of 1"=100' or 1"=200' and should include the following information:

- a. Reduced scale locus map
- b. Surveyed property boundaries
- c. Topography
- d. Wetland boundaries (if applicable)
- e. Existing utilities (subsurface and above ground).
- f. Natural features including bodies of water, rock outcroppings
- g. Existing easements and/or rights of way on the property
- h. Existing buildings and structures, including walls, fences, wells
- i. Existing vegetated areas
- j. Existing Site entries and egresses

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11"x17" reproductions and one electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

2.2 Aerial Photographs

Please provide one or more aerial photograph(s) of the Site (such as those available on-line) showing the immediate surrounding area if available. Site boundaries and existing site entrance and access points must be clearly marked.

2.3 Site/Context Photographs

Please provide photographs of the Site and surrounding physical and neighborhood context, including nearby buildings, significant natural features and land uses. Please identify the subject and location of all photographs.

2.4 Documentation Regarding Site Characteristics/Constraints

Please provide documentation of site characteristics and constraints as directed including narratives, summaries and relevant documentation including:

- Flood Insurance Rate Map (FIRM) showing site boundaries
- Wetlands delineation
- Historic District Nomination(s)

2.5 By-Right Site Plan *(if available)*

MassHousing will commission, at your expense, an "as-is" appraisal of the site in accordance with the Guidelines, Section B (1). Therefore, if there is a conceptual development plan which would be permitted under current zoning and which you would like the appraiser to take into consideration, or if permits have been issued for alternative development proposals for the site, please provide two (2) copies of a "by-right" site plan showing the highest and best use of the site under current zoning, and copies of any existing permits. These will assist the appraiser in determining the "as is" value of the Site without any consideration being given to its potential for development under Chapter 40B.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects**

Section 3: PROJECT INFORMATION (also see Required Attachments listed at end of Section 3)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Name of Proposed Project: Surfside Crossing

Project Type (mark both if applicable): New Construction Rehabilitation Both

Total Number of Dwelling Units: 156.00

Total Number of Affordable Units: 39.00

Number of 50% AMI Affordable Units: 0.00

Number of 80% AMI Affordable Units: 39.00

Unit Mix: Affordable Units See Addendum 3.0a

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number of Bathrooms					
Square Feet/Unit					

Unit Mix: Market Rate

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number of Bathrooms					
Square Feet/Unit					

Percentage of Units with 3 or More Bedrooms*: 46.83

** Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.*

Number of Handicapped Accessible Units: 36 Market Rate: 27.00 Affordable: 9.00

Gross Density (units per acre): 12.00

Net Density (units per buildable acre): 12.00

Residential Building Information

Building Type and Style <i>(single family detached, townhouse, multi-family)</i>	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Single Family Detached, Cape Cod Style	Construction	2.00	=< 30 ft.	+/-1,300	60.00
Multi-Family, Cape Cod Style	Construction	2.00	=< 30 ft.	5,136	6.00
Further detail in 3.0b Addendum					

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Barn, Maintenance Building	Construction	2.00	=<30 ft.	1,120	1.00

Will all features and amenities available to market unit residents also be available to affordable unit residents?

If not, explain the differences.

Some features will differ between affordable homes and market homes. All units will be disbursed throughout the site plan so that there is no recognizable area that is reserved exclusively for either market-rate or affordable homes. All exteriors of buildings will have the same finishes regarding siding, trim, exterior lighting fixtures, roofing material, fencing, general landscaping, and parking. Lot sizes for single family cottages will be similar in size between affordable and market homes.

Further detail in 3.0c Addendum

Parking

Total Parking Spaces Provided: 266.00

Ratio of Parking Spaces to Housing Units: Adden 3.0

Lot Coverage *(Estimate the percentage of the site used for the following)*

Buildings: Adden 3.0

Parking and Paved Areas: Adden 3.0

Usable Open Space: Adden 3.0

Unusable Open Space: Adden 3.0

Lot Coverage: Adden 3.0

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))? Yes/No No

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

Please provide preliminary site layout plans of the entire Site prepared, signed and stamped by a registered architect or engineer. Plans should be prepared at a scale of 1"=100' or 1" =200', and should show:

- Proposed site grading
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walk ways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11"x17" reproductions and one (1) electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

3.2 Graphic Representations of Project/Preliminary Architectural Plans

- Typical floor plans
- Unit plans showing dimensions, bedrooms, bathrooms and overall unit layout
- Exterior elevations, sections, perspectives and illustrative rendering.

3.3 Narrative Description of Design Approach

Provide a narrative description of the approach to building massing, style, and exterior materials; site layout, and the relationship of the project to adjacent properties, rights of way and existing development patterns. The handbook called [Approach to Chapter 40B Design Reviews](#) prepared by the Cecil Group in January 2011 may be helpful in demonstrating the nature of the discussion that MassHousing seeks in this narrative.

3.4 Tabular Zoning Analysis

Zoning analysis in tabular form comparing existing zoning requirements to the waivers that you will request from the Zoning Board of Appeals for the proposed project, showing required and proposed dimensional requirements including lot area, frontage, front, side and rear setbacks, maximum building coverage, maximum lot coverage, height, number of stories, maximum gross floor area ratio, units per acre, units per buildable acre; number of parking spaces per unit/square foot and total number of parking spaces (proposed and required).

3.5 Completed Sustainable Development Principles Evaluation Assessment Form (see attached form)

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 4: SITE CONTROL (also see Required Attachments listed at end of Section 4)

In order to issue Site Approval, MassHousing must find (as required by 760 CRM 56.04 (4)) that the Applicant controls the site.

Name of Proposed Project: Surfside Crossing

Describe current ownership status of the entire site as shown on the site layout plans (attach additional sheets as necessary if the site is comprised of multiple parcels governed by multiple deeds or agreements):

- Owned (or ground leased) by Development Entity or Applicant
Under Purchase and Sale Agreement _____
Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: _____

Grantee/Buyer: Surfside Crossing, LLC

Grantee/Buyer is (check one):

- Applicant Development Entity _____ Managing General Partner of Development Entity _____
General Partner of Development Entity _____ Other (explain) _____

Are the Parties Related? Applicant and Development entity are the same

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): 9/21/2017

Purchase Price: \$4,050,000

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: _____

Expiration Date: _____

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: _____

Will any easements or rights of way over other properties be required in order to develop the site as proposed?

Yes _____ No _____

If Yes, please describe current status of easement:

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement _____

Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: _____

Grantee/Buyer: _____

Are the Parties Related? _____

For Easements

Date(s) of Easement(s): _____

Purchase Price: _____

For Easement Purchase and Sale Agreements or Easement Option Agreements

Date of Agreement: _____

Expiration Date: _____

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: _____

Required Attachments Relating to Section 4

4.1 Evidence of Site Control (required)

Copies of all applicable, fully executed documents (deed, ground lease, purchase and sale agreement, option agreement, land disposition agreement) showing evidence of site control, including any required easements, along with copies of all amendments and extensions. Copies of all plans referenced in documents must be included.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects**

Section 5: FINANCIAL INFORMATION – Site Approval Application Homeownership 40B

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Name of Proposed Project: Surfside Crossing

Initial Capital Budget (please enter “0” when no such sales/revenue or cost is anticipated)

Sales / Revenue

Market	<u>138,250,000.00</u>
Affordable	<u>9,077,000.00</u>
Related Party	<u>0.00</u>
Other Income	<u>0.00</u>
Total Sales/Revenue	<u>147,327,000.00</u>

Pre-Permit Land Value, Reasonable Carrying Costs

Item	Budgeted
Site Acquisition: pre-permit land value (to be determined by MassHousing commissioned appraisal) plus reasonable carrying costs.	\$5,000,000

Costs

Item	Budgeted
Acquisition Cost	
Site Acquisition: pre-permit land value (to be determined by MassHousing Commissioned Appraisal) plus reasonable carrying costs	<u>5,000,000.00</u>
Subtotal Acquisition Costs	<u>5,000,000.00</u>
 Construction Costs–Residential Construction (Hard Costs)	
Building Structure Costs	<u>78,202,683.55</u>
Hard Cost Contingency	<u>3,910,134.18</u>
Subtotal – Residential Construction (Hard Costs)	<u>82,112,817.73</u>

Costs**Item****Budgeted****Construction Costs--Site Work (Hard Costs)**

Earth Work	1,500,000.00
Utilities: On Site	1,000,000.00
Utilities: Off-Site	250,000.00
Roads and Walks	1,100,000.00
Site Improvement	350,000.00
Lawns and Planting	2,000,000.00
Geotechnical Condition	0.00
Environmental Remediation	650,000.00
Demolition	0.00
Unusual Site Conditions/Other Site Work	0.00
Subtotal --Site Work (Hard Costs)	6,850,000.00

Construction Costs--General Conditions, Builders Overhead and Profit (Hard Costs)

General Conditions	889,628.18
Builder's Overhead	6,227,397.24
Builder's Profit	5,337,769.06
Subtotal -- General Conditions Builder's Overhead and Profit (Hard Costs)	12,454,794.48

General Development Costs (Soft Costs)

Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	0.00
Lottery	204,000.00
Commissions/Advertising--Affordable	0.00
Commissions/Advertising--Market	7,752,500.00
Model Unit	250,000.00
Closing Costs <i>(unit sales)</i>	2,209,805.00
Real Estate Taxes <i>(during construction)</i>	335,200.00
Utility Usage <i>(during construction)</i>	75,000.00
Insurance <i>(during construction)</i>	500,000.00
Security <i>(during construction)</i>	50,000.00
Inspecting Engineer	50,000.00
Fees to Others	0.00
Construction Loan Interest	447,811.00
Fees to Construction Lender	25,000.00
Architectural	1,150,000.00
Engineering	400,000.00
Survey, Permits, Etc.	309,700.00
Clerk of the Works	250,000.00
Construction Manager	0.00

Item	Budgeted
General Development Costs (Soft Costs) - Continued	
Bond Premiums (<i>Payment/Performance/Lien Bond</i>)	0.00
Legal	350,000.00
Title (<i>including title insurance</i>) and Recording	0.00
Accounting and Cost Certification (<i>incl. 40B</i>)	75,000.00
Relocation	0.00
40B Site Approval Processing Fee	2,500.00
40B Technical Assistance/Mediation Fund Fee	10,300.00
40B Land Appraisal Cost (<i>as-is value</i>)	3,500.00
40B Final Approval Processing Fee	2,500.00
40B Subsidizing Agency Cost Certification Examination Fee	5,000.00
40B Monitoring Agent Fees	7,500.00
40B Surety Fees	9,000.00
Other Financing Fees	0.00
Development Consultant	300,000.00
Other Consultants (<i>describe</i>)	0.00
Other Consultants (<i>describe</i>)	0.00
Soft Cost Contingency	1,477,441.60
Other General Development (Soft) Costs	0.00
Subtotal - General Development Costs (Soft Costs)	16,251,857.60
Developer Overhead	
Developer Overhead	293,000.00
Subtotal - Developer Overhead	293,000.00
Summary of Subtotals	
Sales/Revenue	147,327,000.00
Site Acquisition	5,000,000.00
Residential Construction	82,112,817.73
Site Work	6,850,000.00
Builder's Overhead, Profit and General Conditions	12,454,794.48
General Development Costs	16,251,857.60
Developer Overhead	293,000.00
Summary	
Total Sales/Revenue	147,327,000.00
Total Development Costs (TDC)	122,962,469.81
Profit (Loss) from Sales/Revenue	24,364,530.19
Percentage of Profit (Loss) Over the Total Development Costs	19.81%

Condominiums**Initial Units/Sales Prices**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Affordable Units	6	10	5	3
Market Rate Units	18	32	13	9
Number of Sq. Ft	350	625	834	1,000
Sales Price (Affordable)	\$180,000	\$206,000	\$232,000	\$258,000
Sales Price (Market Rate)	\$450,000	\$550,000	\$650,000	\$750,000
Annual Condo/HOA Fee (Affordable)	954	1,092	1,230	1,367
Annual Condo/HOA Fee (Market Rate)	2,385	2,915	3,445	3,975

Single Family Homes**Initial Units/Sales Prices**

	3 Bedroom	4 Bedroom	5 Bedroom
Affordable Units	8	7	
Market Rate Units		26	19
Average Sq. Ft (Affordable)	1,996	2,424	
Average Sq. Ft (Market Rate)		3,159	3,357
Average Sales Price (Affordable)	\$258,000	\$277,000	
Average Sales Price (Market Rate)		\$2,100,000	\$2,250,000
Annual HOA Fee (Affordable)	903	970	
Annual HOA Fee (Market Rate)		10,000	10,000

Describe your approach to calculating any additional fees relating to Condominium Association or a Homeowners Association.

Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development. The letter of interest must include, at a minimum, the following:

- Identification of proposed borrower, and brief description of the bank's familiarity with the borrower;
- Brief description of the Proposed Project
- Confirmation that the bank is a current FHLBB member bank and that the bank will specifically use NEF funds for the proposed development.

NOTE: Binding Financing Commitments (or evidence of closed loans) will be required at the time you apply for Final Approval from MassHousing.

5.2 Market Sale Comparables (required)

Please provide a listing of market sales being achieved in properties comparable to the proposed project.

5.3 Market Study (if requested)

MassHousing may require a market study for projects located in areas where the need or demand for the type of housing being proposed cannot be clearly demonstrated.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects**

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Name of Proposed Project: Surfside Crossing

Development Team

Developer/Applicant: Surfside Crossing, LLC

Development Consultant (if any): _____

Attorney: _____

Architect: Emeritus Development

Contractor: Cottage + Castle, Inc.

Lottery Agent: JTE Realty Associates, LLC and Judith Epstein

Management Agent: Cottage + Castle, Inc.

Other (specify): _____

Other (specify): _____

Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering	Emeritus Development and Bracken Engineering	
Local Permitting	Reade Gullicksen Hanley & Gifford Law	
Financing Package	Surfside Crossing, LLC	
Construction Management	Cottage + Castle, Inc.	
Other		

Applicant's Ownership Entity Information

Please identify for each of (i) the Applicant and, if different (ii), the Proposed Development Entity, the following (collectively with the Applicant and the Proposed Development Entity, the "Applicant Entities"): the Managing Entities, Principals, Controlling Entities and Affiliates of each.

Note: For the purposes hereof, "Managing Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) who are managers of limited liability companies, general partners of limited partnerships, managing general partners of limited liability partnerships, directors and officers of corporations, trustees of trusts, and other similar persons and entities which have the power to manage and control the activities of the Applicant and/or Proposed Development Entity.

"Principal or Controlling Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) that shall have the right to:

- (i) approve the terms and conditions of any proposed purchase, sale or mortgage;**
- (ii) approve the appointment of a property manager; and/or**
- (iii) approve managerial decisions other than a decision to liquidate, file for bankruptcy, or incur additional indebtedness.**

Such rights may be exercisable either (i) directly as a result of such person's or entity's role within the Applicant or the Proposed Development Entity or the Managing Entities of either or (ii) indirectly through other entities that are included within the organizational structure of the Applicant and/or Proposed Development Entity and the Managing Entities of either.

In considering an application, MassHousing will presume that there is at least one Principal or Controlling Entity of the Applicant and of the Proposed Development Entity. Any person or persons who have purchased an interest for fair market value in the Applicant and/or Proposed Development Entity solely for investment purposes shall not be deemed a Principal or Controlling Entity.

"Affiliates" shall include all entities that are related to the subject organization by reason of common control, financial interdependence or other means.

1. Applicant

Name of Applicant: Surfside Crossing, LLC

Entity Type (limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):
limited liability company

State in which registered/formed: Massachusetts

List all Managing Entities of Applicant (you must list at least one):

3-9 South Shore Road LLC

List all Principals and Controlling Entities of Applicant and (unless the Managing Entity is an individual) its Managing Entities (use additional pages as necessary):

3-9 South Shore Road, LLC, Jamie Feeley, Principal and Rising Tide Development, LLC, Joshua Posner, Principal

List all Affiliates of Applicant and its Managing Entities (use additional pages as necessary):

3-9 South Shore, LLC - Affiliates
Cottage and Castle, Inc.

Rising Tide Fund, LLC - Affiliates
Rugged Scott, LLC
Lexington Courtyard, LLC
Whitney Farm, LLC

Proposed Development Entity

Name of Proposed Development Entity: same as applicant

Entity Type (*limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.*):

State in which registered/formed: _____

List all Managing Entities of Proposed Development Entity (*you must list at least one*):

List all Principals and Controlling Entities of Proposed Development Entity and (*unless the Managing Entity is an individual*) its Managing Entities (*use additional pages as necessary*):

List all Affiliates of Proposed Development Entity and its Managing Entities (*use additional pages as necessary*):

Certification and Acknowledgment

I hereby certify on behalf of the Applicant, *under pains and penalties of perjury*, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Is there pending litigation with respect to any of the Applicant Entities? Yes ___ No

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes ___ No

Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes, reporting of employees and contractors, or withholding of child support? Yes ___ No ___

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes ___ No

During the last 10 years, have any of the Applicant Entities ever been a defendant in a lawsuit involving fraud, gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy? Yes ___ No

Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions? Yes ___ No

Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements? Yes ___ No

Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts, and any agency, authority or instrument thereof? Yes ___ No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project.

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, and (ii) submission to MassHousing, within one hundred eighty (180) days after substantial completion or, if later, within ninety (90) days of the date on which all units are sold, of a cost certification examined in accordance with AICPA attestation standards by an approved certified public accountant.

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in the MassHousing Regulatory Agreement.

I hereby acknowledge that it will be required to provide financial surety, by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the Cost Examination as required by 760 CMR 56.04(8) and the MassHousing Regulatory Agreement, or (ii) pay over to the Municipality any funds in excess of the limitations on profits and distributions as required by 760 CMR 56.04(8) and as set forth in the MassHousing Regulatory Agreement.

Signature:  _____

Name: **Jamie Feeley** _____

Title: **Principal** _____

Date: **12/12/2017** _____

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

Please attach resumes for principal team members (Applicant, consultant, attorney, architect, general contractor, management agent, lottery agent, etc.) and list of all relevant project experience for 1) the team as a whole and 2) individual team members. Particular attention should be given to demonstrating experience with (i) projects of a similar scale and complexity of site conditions, (ii) permitting an affordable housing development, (iii) design, and (iv) financing. The development team should demonstrate the ability to perform as proposed and to complete the Project in a competent and timely manner, including the ability to pursue and carry out permitting, financing, marketing, design and construction.

(If the Applicant (or, if the Applicant is a single purpose entity, its parent developer entity) has received financing from MassHousing within the past five (5) years for a development of comparable size and complexity to the Proposed Project, no resume or list of project experience need be submitted for the Applicant or, as applicable, its parent developer entity. Information regarding the other team members still will be required.)

6.2 Applicant Entity 40B Experience

Please identify every Chapter 40B project in which the Applicant or any Applicant Entity has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted.

6.3 Applicant's Certification

Please attach any additional sheets and any written explanations for questions answered with "yes" as required for Certification.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: Surfside Crossing

Notice

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:	<u>11/07/2017</u>
Date copy of complete application sent to chief elected office of municipality:	<u>12/12/2017</u>
Date notice of application sent to DHCD:	<u>12/12/2017</u>

Fees *(all fees should be submitted to MassHousing)*

MassHousing Application Processing Fee (\$2500) Payable to MassHousing:	<u>2,500</u>
Chapter 40B Technical Assistance/Mediation Fee Payable to Massachusetts Housing Partnership:	
a. Base Fee: <i>(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)</i>	<u>2,500</u>
b. Unit Fee: <i>(Limited Dividend Sponsor \$50 per unit, Non-Profit or Public Agency Sponsor \$30 per unit)</i>	<u>7,800</u>

Land Appraisal Cost

You will be required to pay for an "as-is" market value appraisal of the Site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

Required Attachments Relating to Section 7

- 7.1 Narrative describing any prior correspondence and/or meetings with municipal officials
- 7.2 Evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the Chief Elected Official of Municipality (may be submitted after the application is submitted to MassHousing)
- 7.3 Copy of notice of application sent to DHCD
- 7.4 Check made out to MassHousing for Processing Fee (\$2500)
- 7.5 Check made payable to Massachusetts Housing Partnership for Technical Assistance/Mediation Fee
- 7.6 W-9 (Taxpayer Identification Number)

Application Checklist

The documentation listed below must, where applicable, accompany each application. For detailed descriptions of these required documents, please see the relevant sections of the application form.

* Applications missing any of the documents indicated by an asterisk will not be processed by MassHousing until MassHousing receives the missing item(s).

- * Completed application form, and certification under pains and penalties of perjury (one (1) signed original) accompanied by one (1) electronic copy of the completed application package
- * Location Map
- Tax Map
- * Directions to the proposed Site
- * Existing Conditions Plan
- Aerial Photographs
- Site/Context Photographs
- * Documentation Regarding Site Characteristics/Constraints
- * By Right Site Plan, if applicable
- * Preliminary Site Layout Plan(s)
- * Graphic Representations of Project/Preliminary Architectural Plans
- * Narrative Description of Design Approach
- * Tabular Zoning Analysis
- Sustainable Development Principles Evaluation Assessment Form
- * Evidence of site control (*documents and any plans referenced therein*)
- Land Disposition Agreement, if applicable
- * NEF Lender Letter of Interest
- Market Sales Comparables
- Market Study, if required by MassHousing
- * Development Team Qualifications
- Applicant's Certification (*any required additional sheets*)
- Narrative describing prior contact (*if any*) with municipal officials
- * Evidence that a copy of the application package has been received by the Chief Elected Official in the municipality (*may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing*)
- Copy of notification letter to DHCD
- *\$2,500 Fee payable to MassHousing (*once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required*)
- **Technical Assistance/Mediation Fee payable to Massachusetts Housing Partnership.*

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: Surfside Crossing
Project Number: _____
Program Name: _____
Date: December 12, 2017

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at: [Sustainable Development Principles](#)

DEVELOPER SELF-ASSESSMENT

(for consistency with the Sustainable Development Principles)

Redevelop First

Check "X" below if applicable

If Rehabilitation:

- Rehabilitation/Redevelopment/Improvements to Structure
- Rehabilitation/Redevelopment/Improvements to Infrastructure

If New Construction:

- Contributes to revitalization of town center or neighborhood
- Walkable to:
 - (a) transit
 - (b) downtown or village center
 - (c) school
 - (d) library
 - (e) retail, services or employment center
- Located in municipally-approved growth center

Explanation (Required)

The project is a short walk to Surfside Rd., exercise paths, the beach and a shuttle, which runs May - October. It is located approximately 1 mile from the public schools, the hospital, pharmacies, a supermarket, the community pool, and various restaurants. It is also less than 3 miles to center of Nantucket town.

Optional - Demonstration of Municipal Support:

Check "X" below if applicable

- Letter of Support from the Chief Elected Official of the municipality*
- Housing development involves municipal funding
- Housing development involves land owned or donated by the municipality

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

The project team has had extensive discussions with the Nantucket Planning staff.

Method 2: Development meets a minimum of five (5) of the Commonwealth's *Sustainable Development Principles*, as shown in the next section below.

If the development involves strong municipal support (evidence of such support must be submitted as an attachment), the development need only meet four (4) of the *Sustainable Development Principles*. However, one (1) of the Principles met must be **Protect Land and Ecosystems**.

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

Check "X" below if applicable

- Higher density than surrounding area
- Mixes uses or adds new uses to an existing neighborhood
- Includes multi-family housing
- Utilizes existing water/sewer infrastructure
- Compact and/or clustered so as to preserve undeveloped land
- Reuse existing sites, structures, or infrastructure
- Pedestrian friendly
- Other (discuss below)

Explanation (Required)

The project is 12 plus units/acres in a zoning district that is 2 acre and it is immediately adjacent to a medium density development (Sachem's Path). It is an excellent location for high-density mixed income residential and there are many common passive and active recreational uses included in the development plan that will create comprehensive "community" use. The proposed development is also compact, efficient, and pedestrian friendly.

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

Check "X" below if applicable

- Concerted public participation effort (beyond the minimally required public hearings)
- Streamlined permitting process, such as 40B or 40R
- Universal Design and/or visitability
- Creates affordable housing in middle to upper income area and/or meets regional need
- Creates affordable housing in high poverty area
- Promotes diversity and social equity and improves the neighborhood
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community
- Other (discuss below)

Explanation (Required)

Nantucket has a critical need for affordable housing. The proposed development will promote diverse and social equity by providing a new housing stock for those who may otherwise not be able to afford housing on Nantucket. The development provides multi-family and smaller single-family homes, which are compatible with Nantucket's Character, for people of all means. Further, the first floor of all building will have two ADA compliant entrances and first floor units may be modified for prospective purchasers to promote Universal Design and Visitability.

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

Check "X" below if applicable

- Creation or preservation of open space or passive recreational facilities
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands
- Environmental remediation or clean up
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.)
- Eliminates or reduces neighborhood blight
- Addresses public health and safety risk
- Cultural or Historic landscape/existing neighborhood enhancement
- Other (discuss below)

Explanation (Required)

N/A

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

Check "X" below if applicable

- Uses alternative technologies for water and/or wastewater treatment
- Uses low impact development (LID) or other innovative techniques
- Other (discuss below)

Explanation (Required)

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

Check "X" below if applicable

- Includes rental units, including for low/mod households
- Includes homeownership units, including for low/mod households
- Includes housing options for special needs and disabled population
- Expands the term of affordability
- Homes are near jobs, transit and other services
- Other (discuss below)

Explanation (Required)

The inclusion of significant lower cost, market-rate condominiums and multi-family buildings in the project are especially targeted for an urgent need on Nantucket. With median home sale value of 1.99 million, many portions of the island's workforce earn too much for housing targeted to 80% of AMI, but earn well below the income needed for market-rate housing. The project will fill a gap in the housing market and the location is convenient to jobs, transit, shopping, and all services.

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

Check "X" below if applicable

- Walkable to public transportation
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses)
- Increased bike and ped access
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations
- Other (discuss below)

Explanation (Required)

An island wide bike path network and shuttle bus service is located 100 yards from Surfside Crossing.

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

Check "X" below if applicable

- Permanent jobs
- Permanent jobs for low- or moderate-income persons
- Jobs near housing, service or transit
- Housing near an employment center
- Expand access to education, training or entrepreneurial opportunities
- Support local businesses
- Support natural resource-based businesses (i.e., farming, forestry or aquaculture)
- Re-uses or recycles materials from a local or regional industry's waste stream
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

Explanation (Required)

The development will create permanent jobs by starting an in-house property management and maintenance company.

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

Check "X" below if applicable

- Energy Star or equivalent*
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources
- Other (discuss below)

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

The project will use high efficiency HVAC equipment, Led light bulbs, spray foam insulation, insulated windows and doors, and Energy Star appliances.

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

Check "X" below if applicable

- Consistent with a municipally supported regional plan
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing
- Measurable public benefit beyond the applicant community
- Other (discuss below)

Explanation (Required)

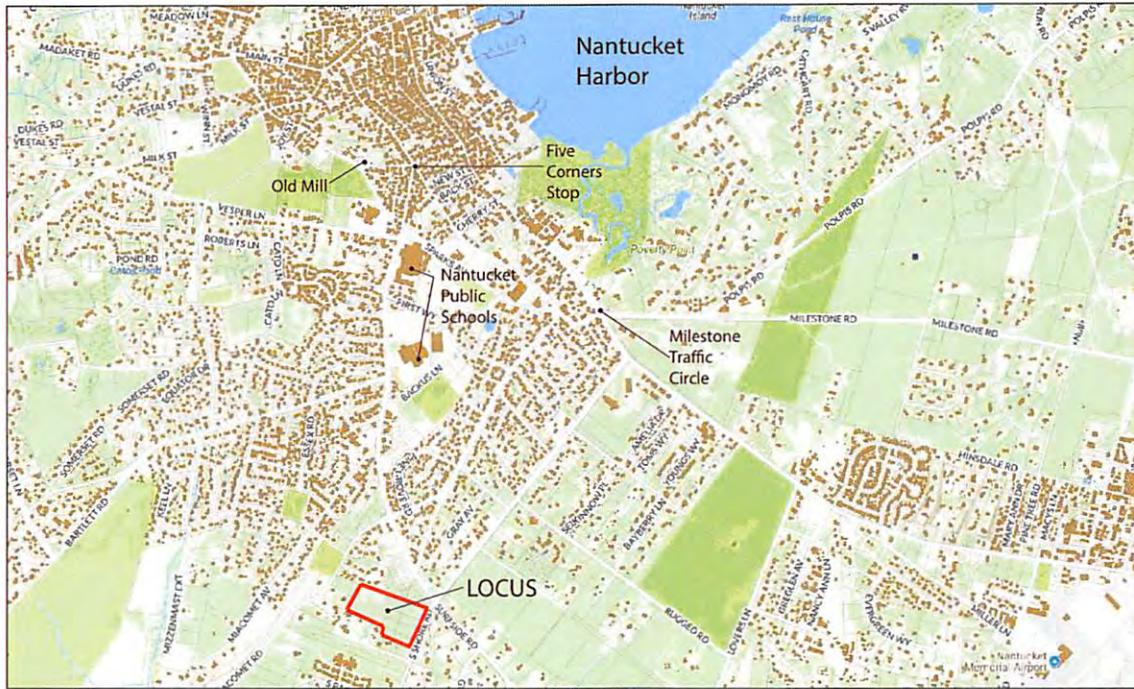
The project is consistent with the Nantucket Master Plan adopted on April 6, 2009. Specifically, it increases the housing stock for the year round residents and work force which will move the town closer to meeting affordable housing requirements.

For further information regarding 40B applications, please contact Greg Watson, Manager, Comprehensive Permit Programs, at (617) 854.1880 or gwatson@masshousing.com

Tab 1.1

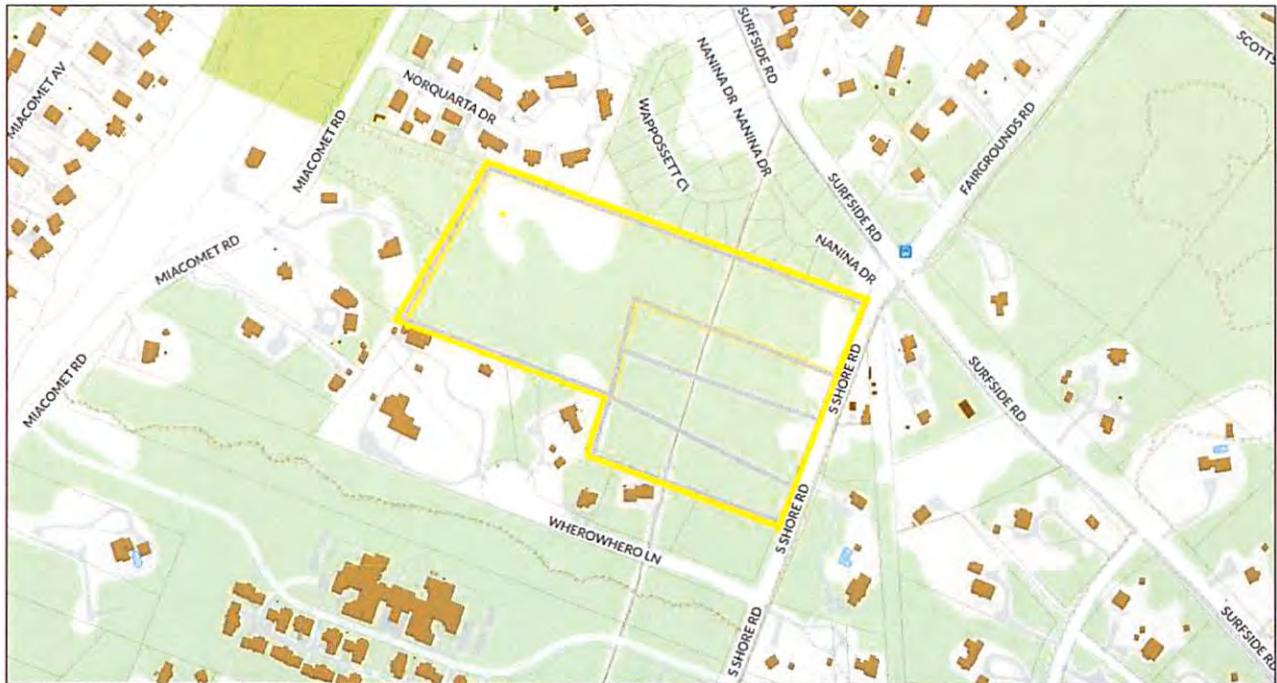
Location Map

Location Map Fig: 1.1a



Site location on Island of Nantucket
Source: Google Maps

Location Map Fig: 1.1b

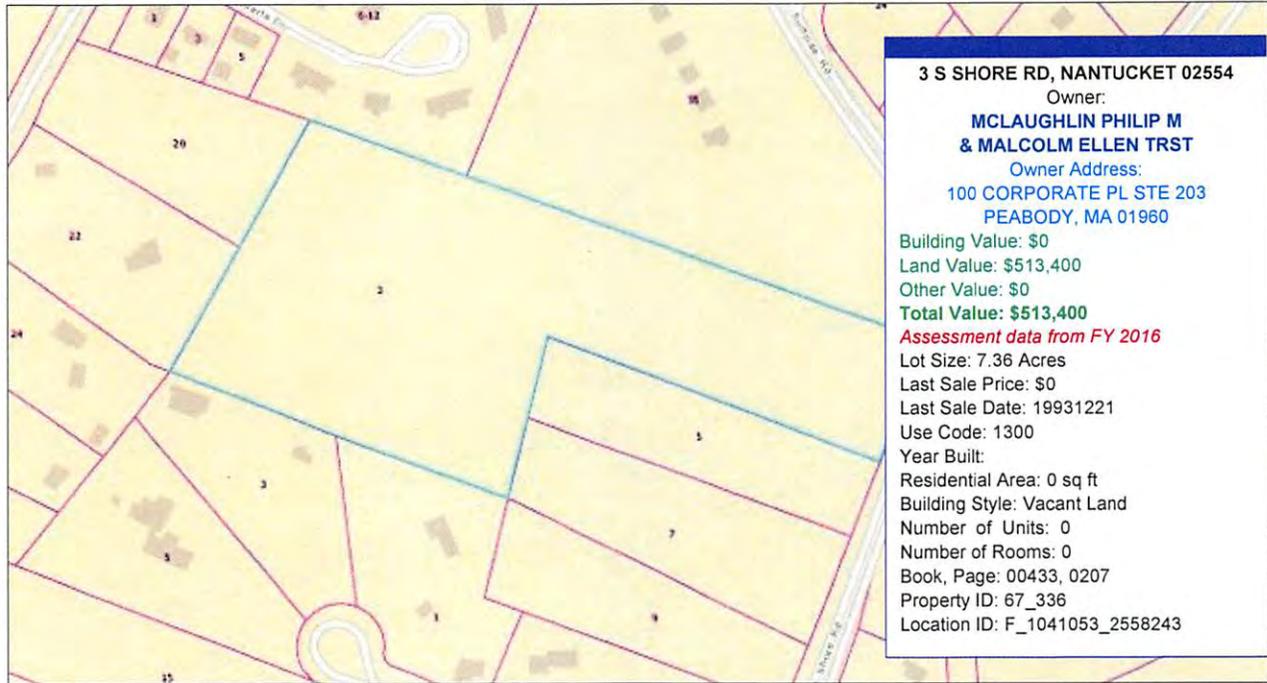


Specific property boundary.
Source: Google Maps

Tab 1.2

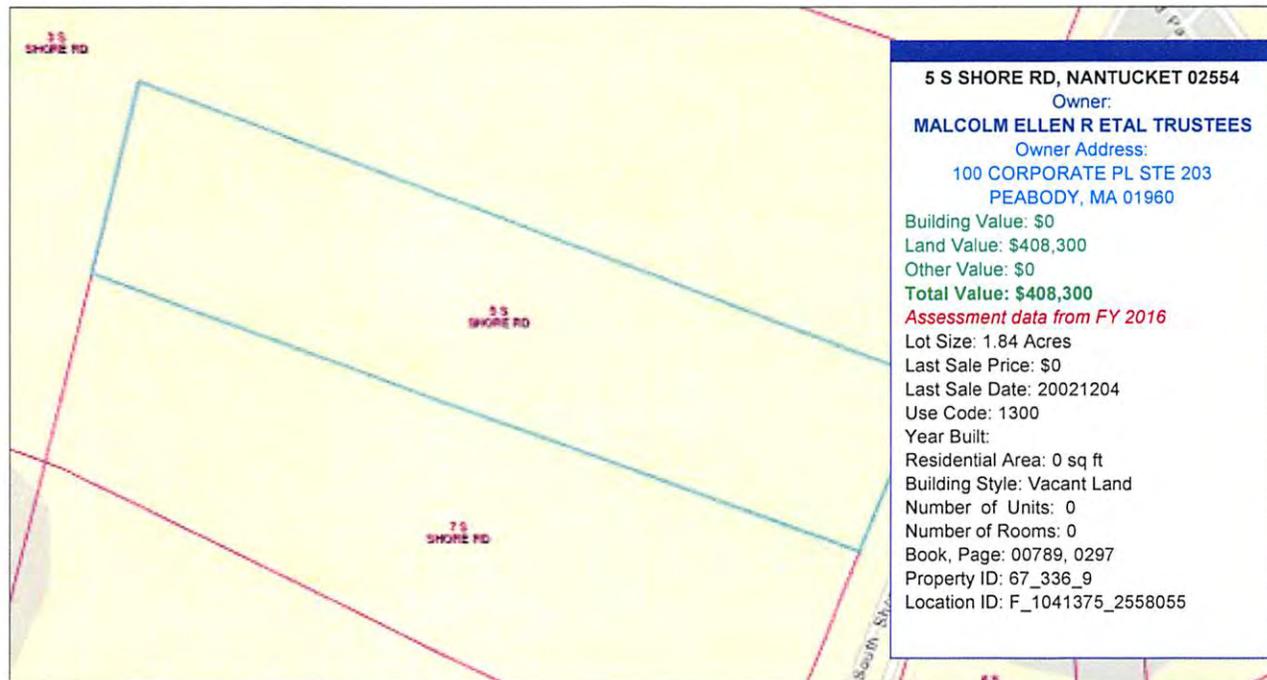
Tax Map

Tax Map Fig: 1.2a



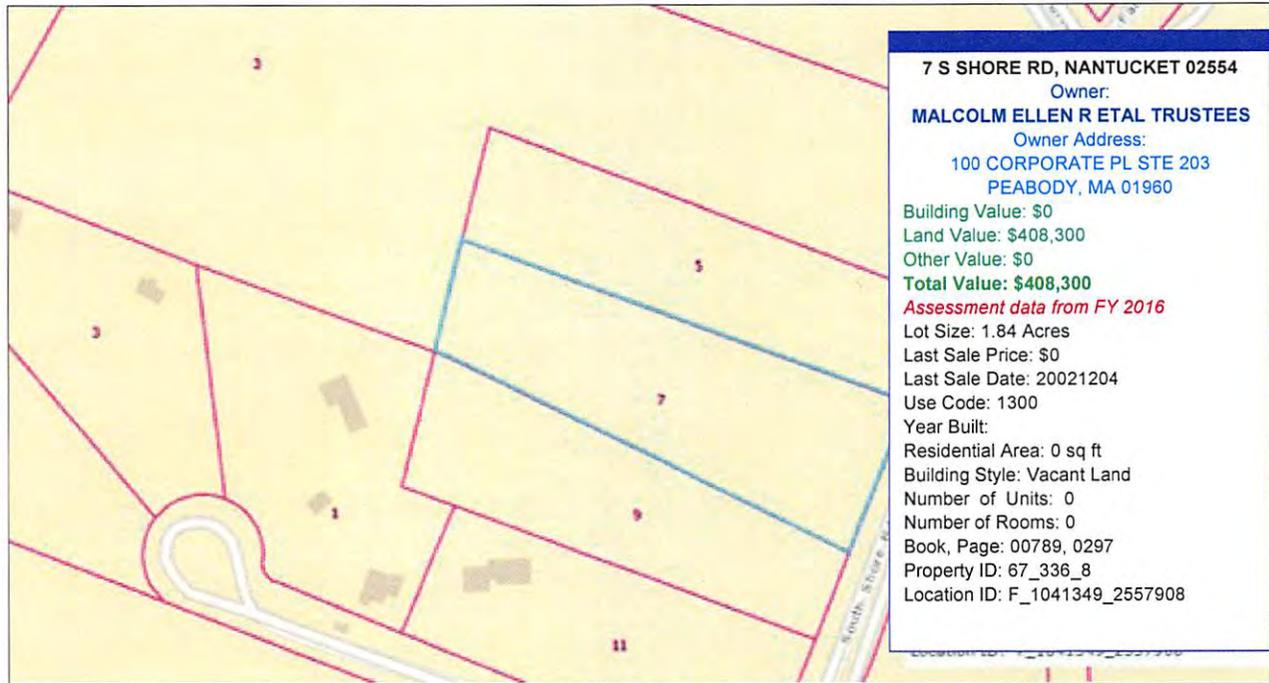
Municipal tax map (assessor's plan) parcel 3 South Shore Road.
Source: Mass GIS

Tax Map Fig: 1.2b



Municipal tax map (assessor's plan) parcel 5 South Shore Road.
Source: Mass GIS

Tax Map Fig: 1.2c



Municipal tax map (assessor's plan) parcel 7 South Shore Road
Source: Mass GIS

Tax Map Fig: 1.2d



Municipal tax map (assessor's plan) parcel 9 South Shore Road
Source: Mass GIS

Tab 1.3

Directions to Proposed Site

Section 1: General Information

Required Attachments Relating to Section 1

Directions To Proposed Site Fig: 1.3

From 1 Steamboat Wharf, Nantucket, MA 02554	
Take Steamboat Wharf to Broad Street _____	269 ft
Turn right onto Broad Street _____	0.1 mi
Turn left onto Federal Street _____	0.1 mi
Turn right onto Main Street _____	190 ft
Turn left onto Orange Street _____	0.4 mi
Follow York Street to Atlantic Avenue _____	0.2 mi
Turn right onto York Street _____	0.1 mi
Turn left onto Lower Pleasant Street _____	13 ft
Turn right onto Atlantic Avenue _____	0.2 mi
(At the five-corner stop, veer right, the Old Mill will be to the left)	
Continue onto Surfside Road _____	1.1 mi
(Nantucket Public Schools will be on left)	
Turn right onto South Shore Road _____	0.5 mi
(Entry to property entrance will be on right)	
Whero Whero Lane is south of property boundary	

Tab 2.0

Addendum

2.0a ADDENDUM

Further detail to Application Page 6

Describe Surrounding Land Use

Mileage calculated from 3 South Shore Road

Shopping Facilities

Grocery – Stop n Shop	31 Sparks Avenue	1.8 miles
-----------------------	------------------	-----------

Downtown Shopping (multiple)	2 miles	
---------------------------------	---------	--

Schools:

Elementary	30 Surfside Road	.8 miles
------------	------------------	----------

Intermediate	30 Surfside Road	.8 miles
--------------	------------------	----------

Cyrus Pierce Middle School	10 Surfside Road	1.0 miles
----------------------------	------------------	-----------

High School	10 Surfside Road	1.0 miles
-------------	------------------	-----------

Government Offices:

Town Hall	16 Broad Street	2.3 miles
-----------	-----------------	-----------

Other Offices	2 Fairgrounds Road	1.0 miles
---------------	--------------------	-----------

Other Offices	3 East Chestnut Street	2.3 miles
---------------	------------------------	-----------

Public Safety Facilities

Fire Department	131 Pleasant Street	1.2 miles
-----------------	---------------------	-----------

Police Department	4 Fairgrounds Road	1.3 miles
-------------------	--------------------	-----------

Nantucket Cottage Hospital	57 Prospect Street	1.2 miles
----------------------------	--------------------	-----------

Multi-Family Housing

Sandpiper Place	73 Old South Road	2.2 miles
-----------------	-------------------	-----------

School View Cottages	106 Surfside Road	.4 miles
----------------------	-------------------	----------

Surfside Commons	7 Surfside Road	1.1 miles
------------------	-----------------	-----------

Academy Hill Apartments	7 Westminster Street	2.3 miles
-------------------------	----------------------	-----------

58 Old South Road	2.0 miles	
-------------------	-----------	--

Housing Authority	Norquarta Drive	250 feet
-------------------	-----------------	----------

Residences at Sherburne Commons	.5 miles	
------------------------------------	----------	--

Conservation Land

Multiple locations	Some within walking distance others are accessible via Public transit	
--------------------	--	--

Tab 2.1

Existing Conditions Plan

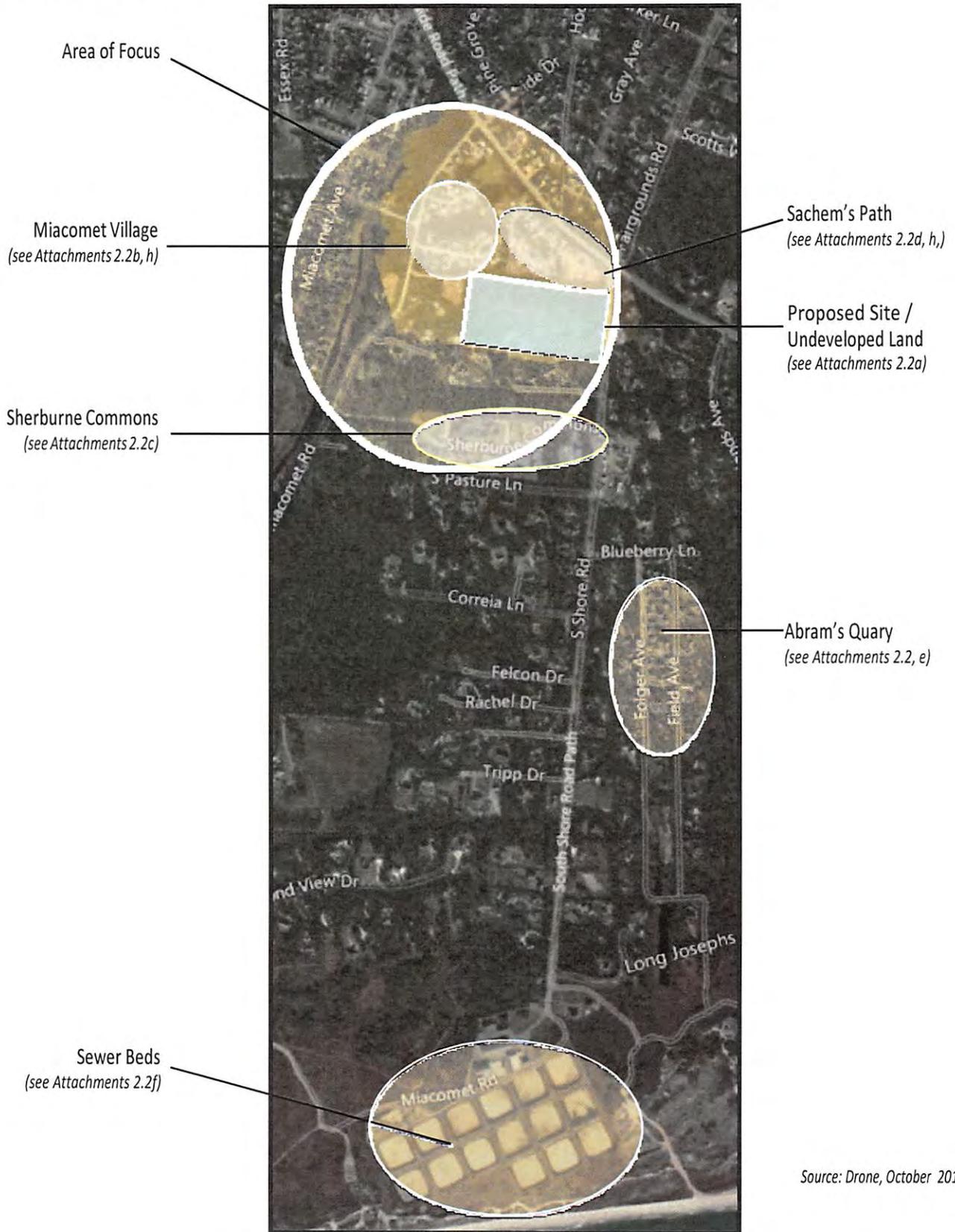
Tab 2.2

Aerial Photographs

Section 2: Existing Conditions/Site Information

Required Attachments Relating to Section 2

Aerial Photographs Fig: 2.2



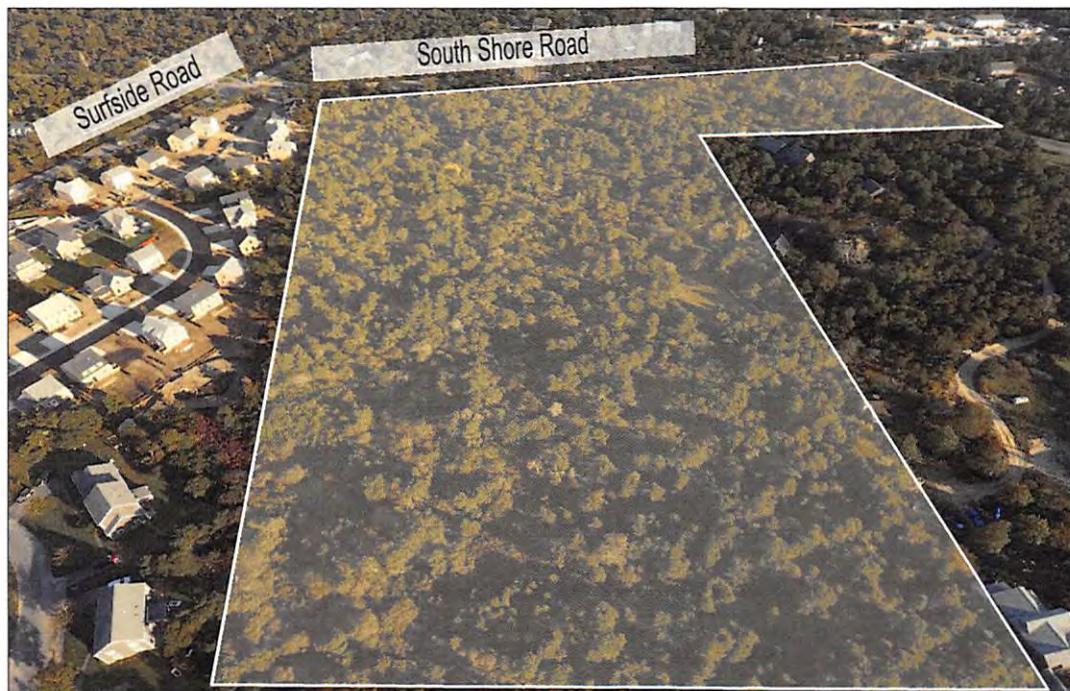
Source: Drone, October 2017

Aerial Photographs Fig: 2.2a



Aerial of proposed site
Source: Drone October 2017

Aerial Photographs Fig: 2.2a



Aerial of proposed site
Source: Drone October 2017

Aerial Photographs Fig: 2.2b



Micomet Village (directly northwest of proposed site)
Source: Drone October 2017

Section 2: Existing Conditions/Site Information

Required Attachments Relating to Section 2

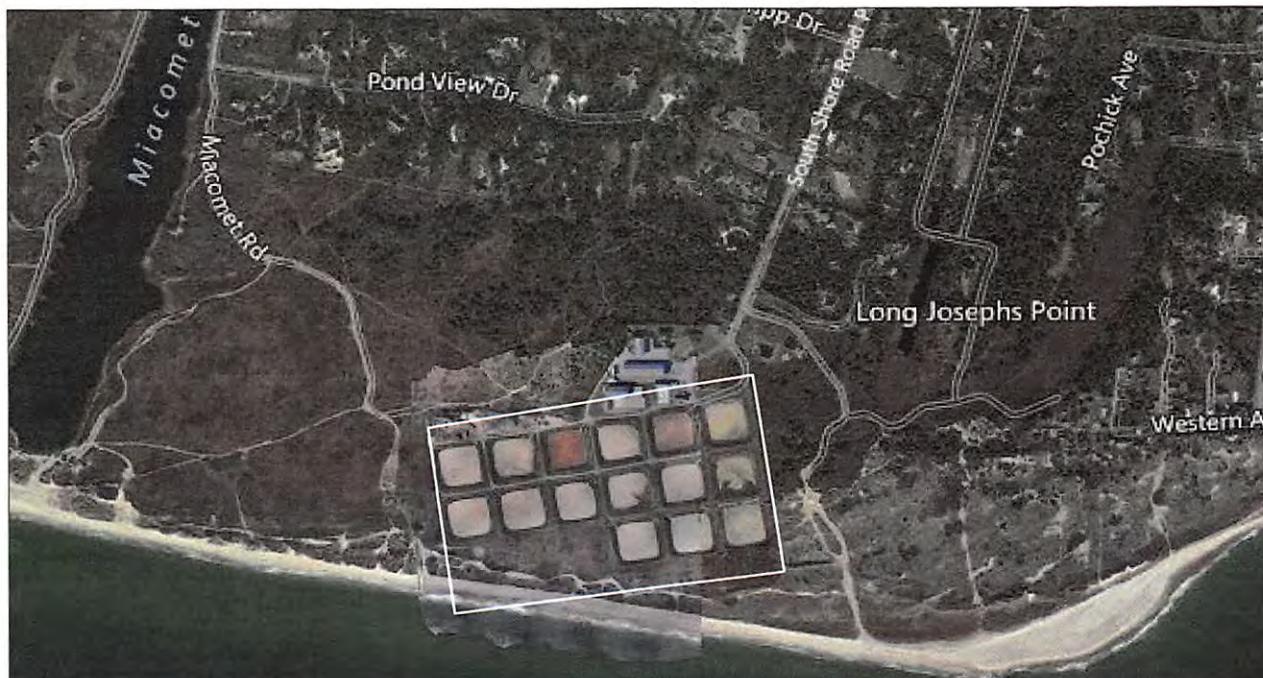
Aerial Photographs Fig: 2.2e



Abram's Quarry (directly southeast of proposed site)

Source: Drone October 2017

Aerial Photographs Fig: 2.2f



Sewer beds (southwest of proposed site)

Source: Drone October 2017

Aerial Photographs Fig: 2.2g



Miacomet Village (foreground) and Sachem's Path (background)

Source: Drone October 2017

Aerial Photographs Fig: 2.2h



Aerial of Sachem's Path

Source: Drone October 2017

Tab 2.3

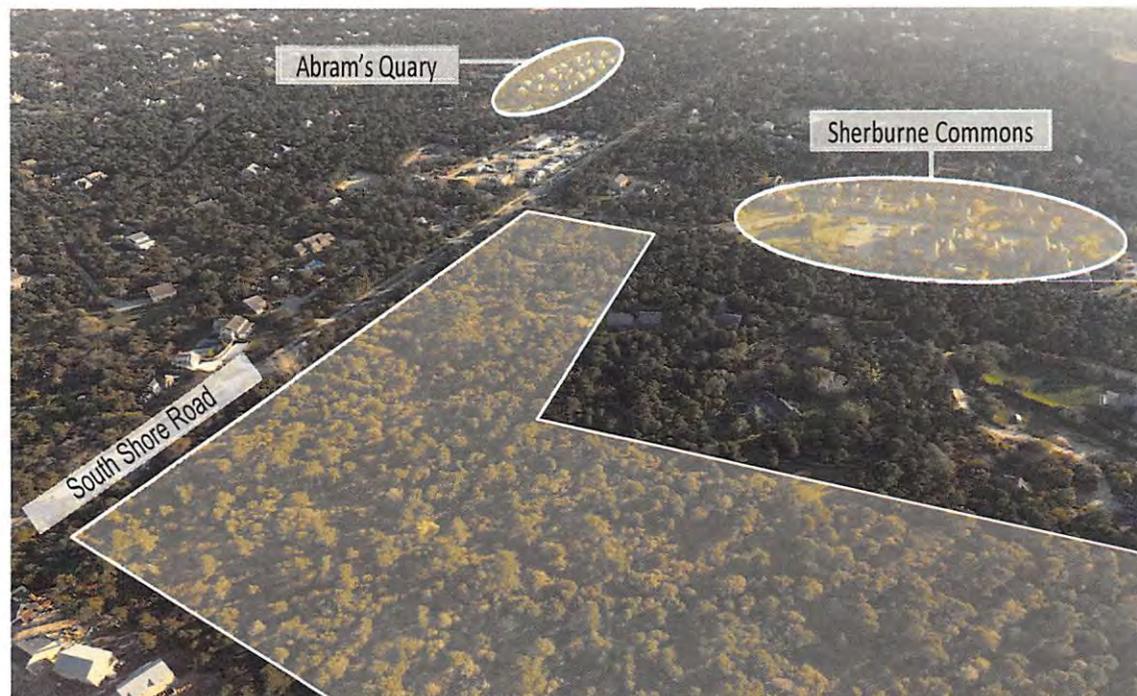
Site / Context Photographs

Site/Context Photographs Fig: 2.3



Aerial providing information on land cover and potential environmental resources

Aerial Photographs Fig: 2.3



Sewer beds (southwest of proposed site)
Source: Drone October 2017

Aerial Photographs Fig: 2.3



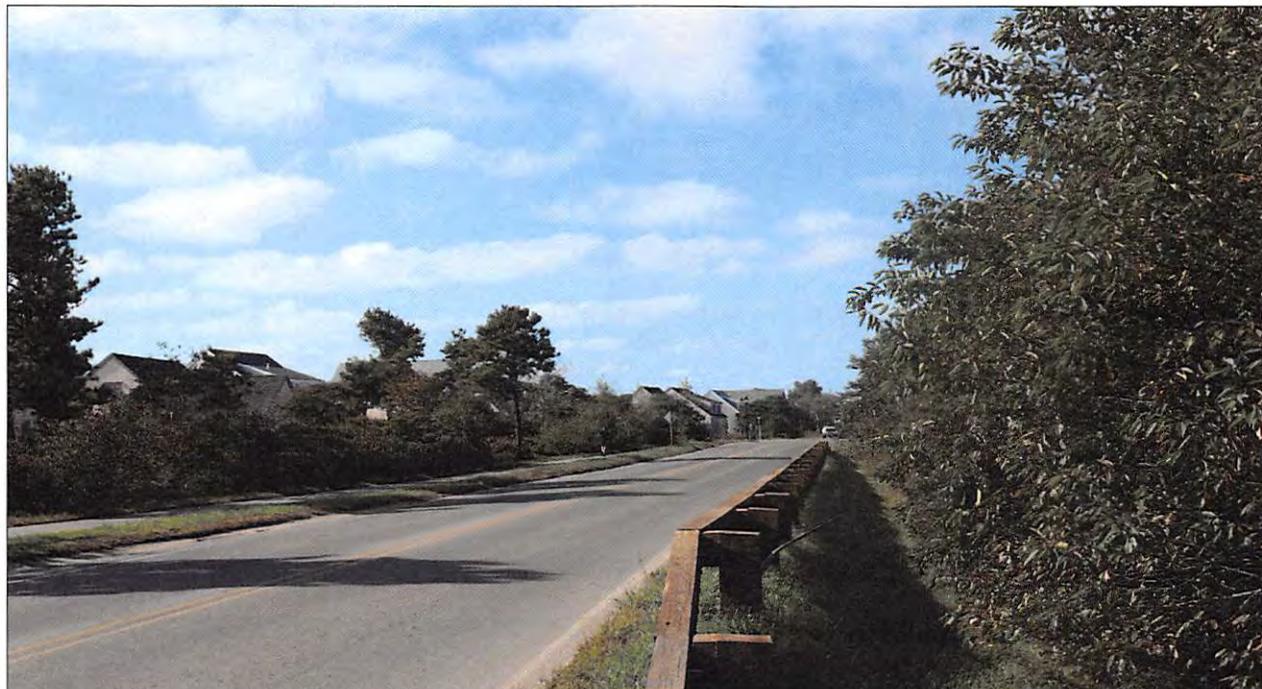
South Shore Road due north

Site/Context Photographs Fig: 2.3



South Shore Road due south

Site/Context Photographs Fig: 2.3



Surfside Road due west

Site/Context Photographs Fig: 2.3



Surfside Road due east

Section 2: Existing Conditions/Site Information

Required Attachments Relating to Section 2

Site/Context Photographs Fig: 2.3



Miacomet Village (neighbors adjacent due north on Surfside Road)

Site/Context Photographs Fig: 2.3



Sherburne Commons (neighbors adjacent due south on South Shore Road)

Site/Context Photographs Fig: 2.3



Sherburne Commons (neighbors adjacent due south on South Shore Road)

Site/Context Photographs Fig: 2.3



6 South Shore Road (neighbors across)

Site/Context Photographs Fig: 2.3



Sachem's Path (neighbors adjacent due north on South Shore Road)

Tab 2.4

Site Characteristics

Documentation Regarding Site Characteristics/Constraints Fig: 2.4

Characteristics

The proposed site is mostly flat and consists of glacial till/sandy soil features. Access to major utilities, including Town of Nantucket water and sewer are present. Within a mile from schools including: Nantucket Lighthouse School, Children’s Home and Nantucket Public Schools including Nantucket’s Elementary, Middle and High School.

Nantucket’s Fire and Police Departments + Major Town Offices are less than two miles away.

To the North

Miacomet Village is a 38-unit affordable housing community. Miacomet Village I contains 12, two, three, and four bedroom apartments for families and 10, one bedroom apartments for the elderly and disabled. Miacomet Village II contains 19, one, two, and three bedroom apartments for families and the elderly.

Sachem’s Path is an affordable housing project sponsored by the Nantucket Housing Authority and developed by the Housing Assistance Corporation. When complete, it will consist of 40 one, two, and three bedroom single-family homes. Infrastructure work for Sachem’s Path began in the fall of 2014. The first phase (15 homes) was completed in 2016. Current construction includes the second and final phase (22 homes). Habitat for Humanity Nantucket is building the remaining 3 homes.

To the South

Sherburne Commons, established in 2014, a non-profit established to provide excellent senior living. The Residences at Sherburne Commons is Nantucket’s only senior living facility and consists of a 20-acre campus featuring one and two bedroom apartments as well as several cottage sizes.

Constraints

The site includes the possibility for Natural Heritage as endangered species habitat, which is currently being managed.

Historic District Nomination(s): Yes* The entire island of Nantucket is a Historic District, but the parcels are not included as part of the Core Historic District. See Section 4 below:

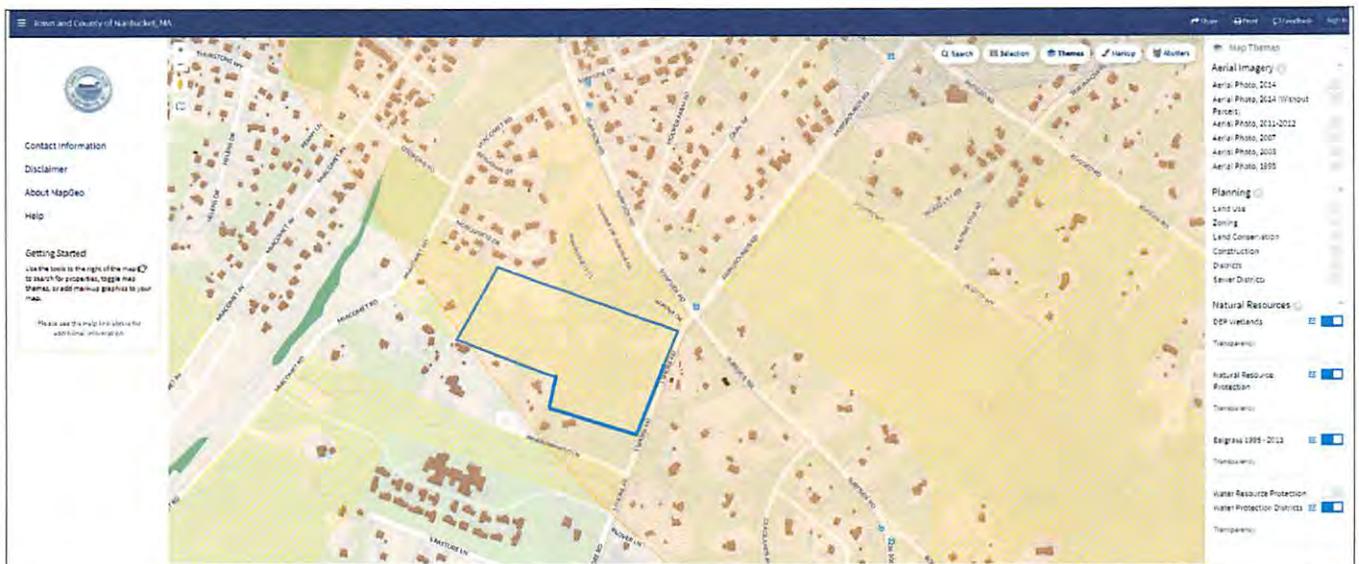
Historic District Commission. ACTS, 1970. CHAP. 395

AS AMENDED BY ACTS: 1972, CHAP. 708; 1984, CHAP. 300; 1985, CHAP. 291; 1987, CHAP. 735; 1989, CHAP. 333; 1990, CHAP. 314; 1998, CHAP. 193; 2000, CHAP. 57; 2002, CHAP. 90; 2010, CHAP. 8; 2014, CHAP. 338

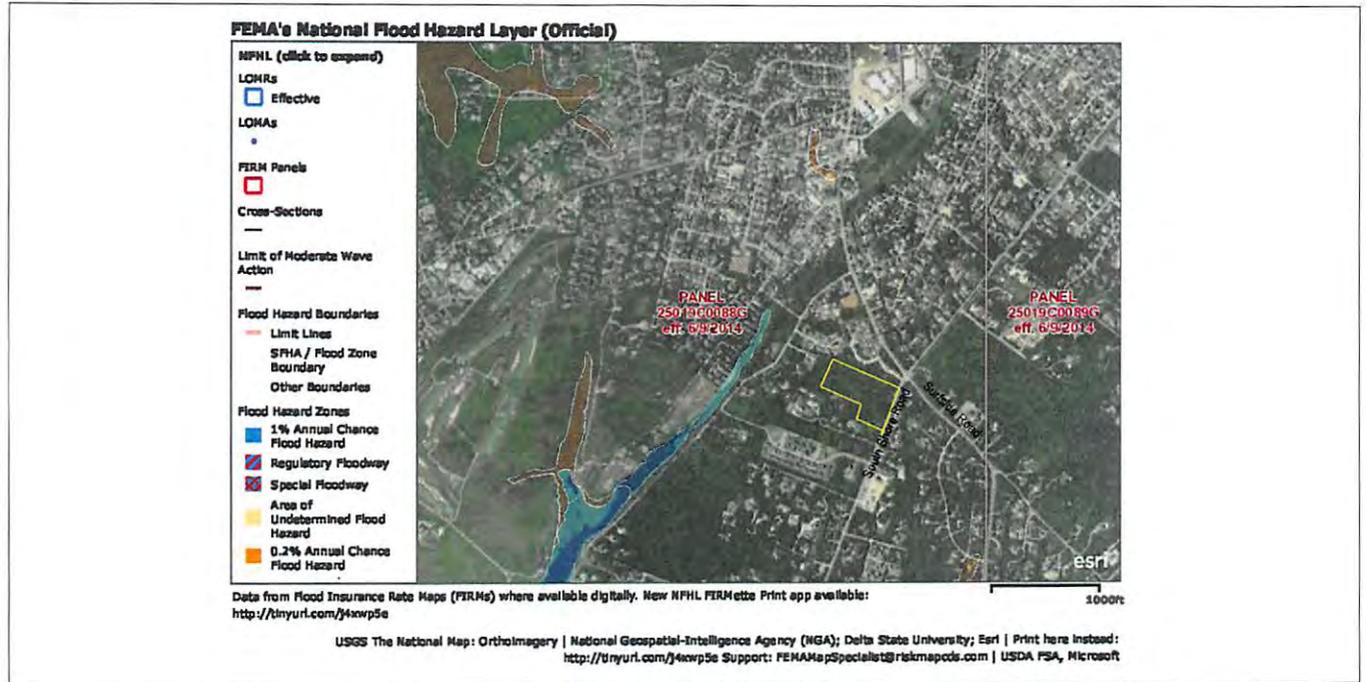
AN ACT ESTABLISHING AN HISTORIC DISTRICT COMMISSION FOR THE TOWN OF NANTUCKET AND ESTABLISHING NANTUCKET ISLAND AS THE HISTORIC DISTRICT Be it enacted, etc., as follows:

SECTION 4. There is hereby established in the Town of Nantucket an Historic Nantucket District, which shall include the land and waters comprising the Town of Nantucket.

Documentation Regarding Site Characteristics/Constraints Fig: 2.4 Wetlands Layer



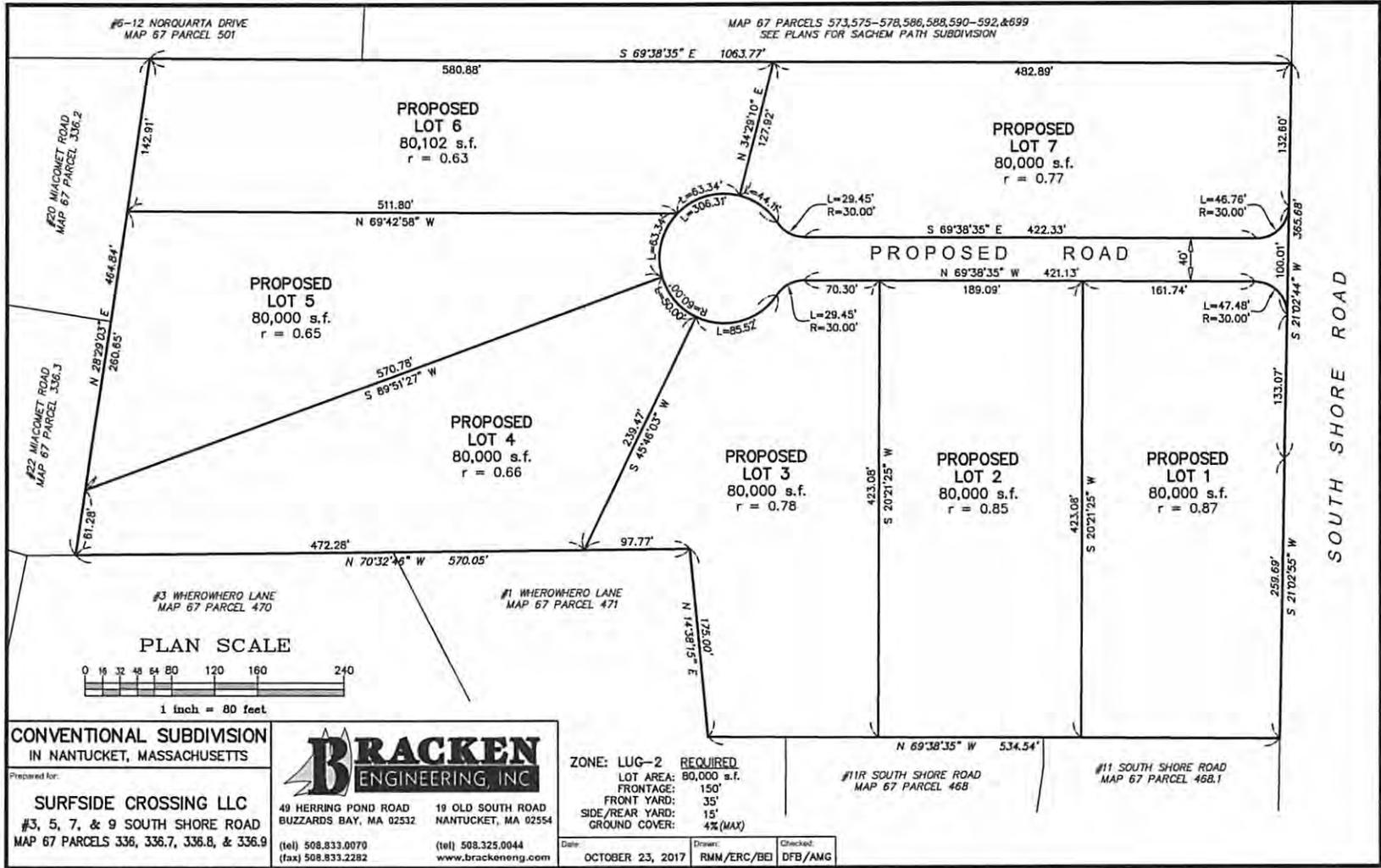
Documentation Regarding Site Characteristics/Constraints Fig: 2.4



Tab 2.5

By Right Site Plan

By Right Site Plan Fig. 2.5



S:\AutoCAD Drawings\Nantucket\South Shore Rd\12-9 South Shore Road\12-9 South Shore Rd - Site Plan (rev1).dwg

Tab 3.0

Addendum

3.0a ADDENDUM

Further detail to Application Page 9

Multi-Family Structure (Condo Buildings)

Unit Mix: Affordable Units—condo buildings

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Number of Units	6.00	10.00	5.00	3.00
Number of Bathrooms	1.00	1.00	1.00	2.00
Square Feet/Unit	350	625	834	1000

Unit Mix: Market Rate—condo buildings

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Number of Units	18.00	32.00	13.00	9.00
Number of Bathrooms	1.00	1.00	1.00	2.00
Square Feet/Unit	350	625	834	1000

Single-Family Detached Dwellings

Unit Mix: Affordable Units—single-family dwellings

Unit Type	3 Bedroom—BA	3 Bedroom—DA	4 Bedroom—AA	4 Bedroom—CA
Number of Units	4.00	4.00	1.00	6.00
Number of Bathrooms	4.00	4.00	4.00	4.00
Square Feet/Unit	1,949	2,042	2,332	2,516

Unit Mix: Market Rate—single-family dwellings

Unit Type	4 Bedroom—B	4 Bedroom—D	5 Bedroom—A	5 Bedroom—C
Number of Units	13	13	6	13
Number of Bathrooms	5	5	6	5
Square Feet/Unit	3,233	3,084	3,455	3,258

3.0b ADDENDUM

Further detail to Application Page 10

Residential Building Information

Building Type and Style <i>(single family detached, townhouse, multi-family)</i>	Construction or Rehabilitation	Number of Stories	Height	GFA/15 T	Number Bldgs. of this type (Affordable)	Number Bldgs. of this type (Market)
Single Family Detached, Cape Cod Style (A)	Construction	2.00	=< 30 ft.	1,342		6.00
Single Family Detached, Cape Cod Style (B)	Construction	2.00	=< 30 ft.	1,198		13.00
Single Family Detached, Cape Cod Style (C)	Construction	2.00	=< 30 ft.	1,241		13.00
Single Family Detached, Cape Cod Style (D)	Construction	2.00	=< 30 ft.	1,201		13.00
Single Family Detached, Cape Cod Style (AA)	Construction	2.00	=< 30 ft.	1,324	1.00	
Single Family Detached, Cape Cod Style (BA)	Construction	2.00	=< 30 ft.	1,034	4.00	
Single Family Detached, Cape Cod Style (CA)	Construction	2.00	=< 30 ft.	885	6.00	
Single Family Detached, Cape Cod Style (DA)	Construction	2.00	=< 30 ft.	1,201	4.00	
Multi-Family, Cape Cod Style	Construction	2.00	=< 30 ft.	5136	6.00	6.00

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Barn, Maintenance Building	Construction	1.00	=< 30 ft.	1,120	1

3.0c ADDENDUM

Further detail to Application Page 10

Will all features and amenities available to market unit residents also be available to affordable unit residents. If not, explain the differences.

Some features will differ between affordable homes and market homes. All units will be disbursed throughout the site plan so that there is no recognizable area that is reserved exclusively for either market-rate or affordable homes. All exteriors of buildings will have the same finishes regarding siding, trim, exterior lighting fixtures, roofing material, fencing, general landscaping, and parking. Lot sizes for single family cottages will be similar in size between affordable and market homes.

Single Family Homes

Single-family market-rate homes may have exterior stairways leading to basements, however affordable homes will not. The primary reason for this is that there is a significant problem in Nantucket will renting basement space illegally for temporary housing and we wish to make this activity less feasible. Some market homes may have extra landscaping features in the rear of the home such as oversized patios, fire pits and spas, item not being offered for affordable homes.

Interior features will differ between affordable and market-rate single-family homes. Affordable homes will have Formica or equivalent counter tops on kitchen counters and bathroom vanities, a more basic appliance package, carpeted rooms, vinyl flooring in kitchens and baths, less elaborate lighting and plumbing fixtures. Affordable homes will be delivered without finished basements and in some cases, may have crawl spaces instead of full-height basements.

Single-family market-rate homes will have higher-end kitchens and baths with ceramic tile, marble or equivalent counters, higher grade cabinets and vanities, hard wood flooring, higher end interior lighting packages, and options for security and sound systems. Many but not all market homes are expected to have finished basements included in their program.

Some single-family market-rate homes may include 5 bedrooms. Because surveys do not indicate a strong need for 5-bedroom affordable homes, none will be provided. The number of 3- and 4- bedroom affordable homes will be set at 25% of the number of 3, 4 and 5-bedroom market-rate homes.

Condominiums

Affordable and market-rate homes will be indistinguishable from the outside in the condominium buildings. All units will be distributed in a manner so that there is recognizable area that is reserved exclusively for either market-rate or affordable homes. Interior finishes will be different between the unit types in a manner similar to the single-family housing type. There will be no difference between the unit types in their exteriors or outdoor space/landscaping.

Common Facilities and Amenities

All units regardless of whether they are affordable or market-rate will have access to the same common facilities and amenities that run with their unit-type. For example, it is expected that certain common facilities will be reserved for condo owners only, or single-family owners only, but affordable owners within this unit type will always have full access.

Single Lot Phase

Total Lot Area =			
		433,298	s.f.
<u>Unit Count</u>	<u>s.f. per unit</u>	<u>Total s.f.</u>	<u>% of lot</u>
5	1,324	6,620	1.5%
2	1,324	2,648	0.6%
13	1,198	15,574	3.6%
4	1,034	4,136	1.0%
13	1,241	16,133	3.7%
6	885	5,310	1.2%
13	1,201	15,613	3.6%
4	1,201	4,804	1.1%
1	1,120	1,120	0.3%
61		71,958	16.6%

Paved/Parking Area 72,009 16.6%

Unusable Open Space 31,090 7.2%
(wooded areas within buffer zones)

Usable Open Space 258,241 59.6%
(open space lots and individual yard areas)

Lot Coverage 143,967 33.2%
(area covered by impervious)

Condominium Phase

Total Lot Area =			
		157,307	s.f.
<u>Unit Count</u>	<u>s.f. per unit</u>	<u>Total s.f.</u>	<u>% of lot</u>
6	5,136	30,816	19.6%

Paved/Parking Area 71,840 45.7%

Unusable Open Space 5,326 3.4%
(wooded areas within buffer zones)

Usable Open Space 49,325 31.4%
(open space lots and individual yard areas)

Lot Coverage 102,656 65.3%
(area covered by impervious)

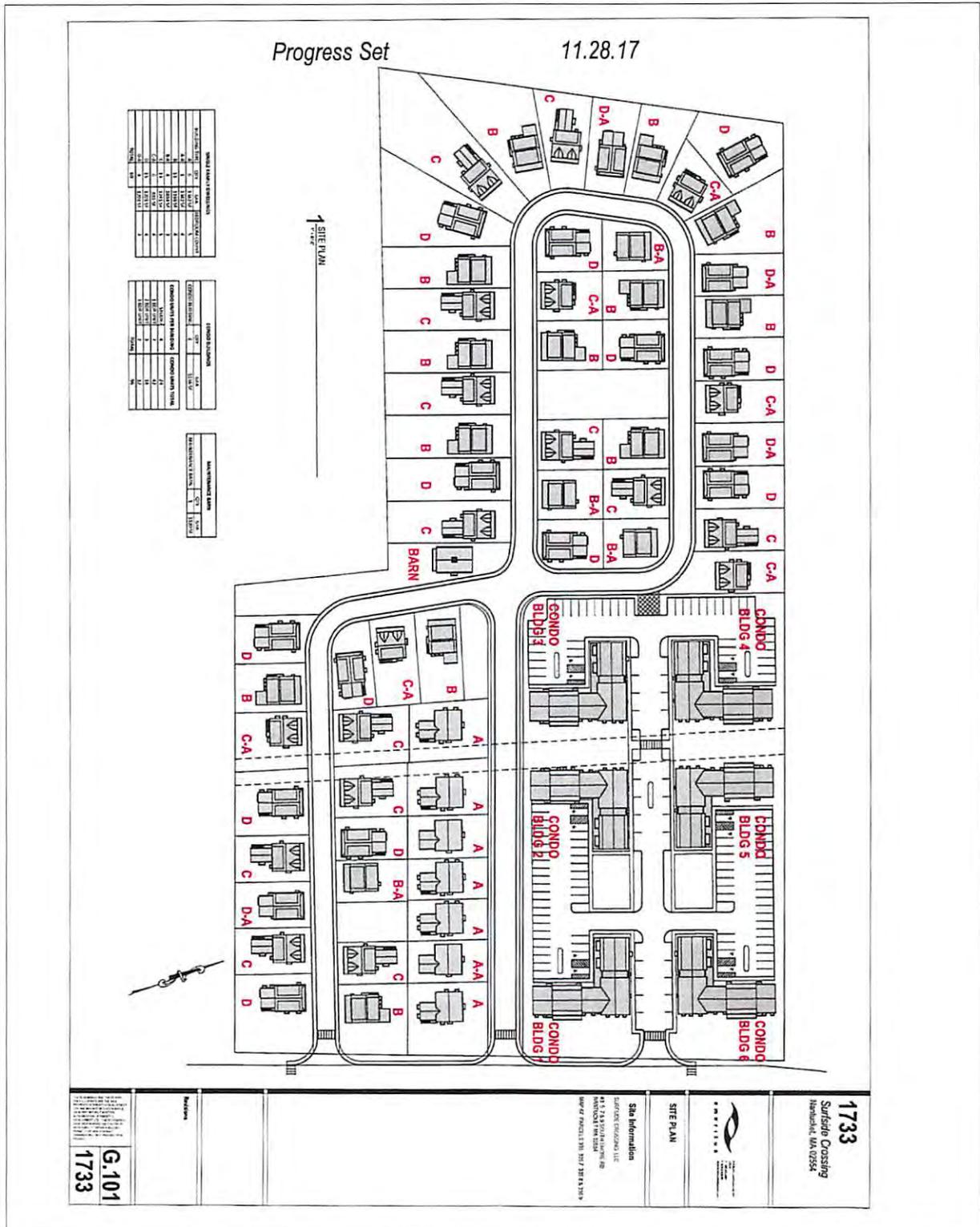
Tab 3.1

Preliminary Site Layout

Tab 3.2

Graphic Representations

Graphic Representations of Project/Preliminary Architectural Plans Fig 3.2



Graphic Representations of Project/Preliminary Architectural Plans Fig 3.2

Section 3: Project Information
Required Attachments Relating to Section 3

Graphic Representation of Project/Preliminary Architectural Plans Fig: 3.2

Architectural Drawings

Building Type	
Condo Buildings	Tab "Condo"
Single Family Homes	
Type A	Tab "A"
Type AA	Tab "AA"
Type B	Tab "B"
Type BA	Tab "BA"
Type C	Tab "C"
Type CA	Tab "CA"
Type D	Tab "D"
Type DA	Tab "DA"
Maintenance Barn	Tab "Maintenance Barn"



Condo Street Rendering



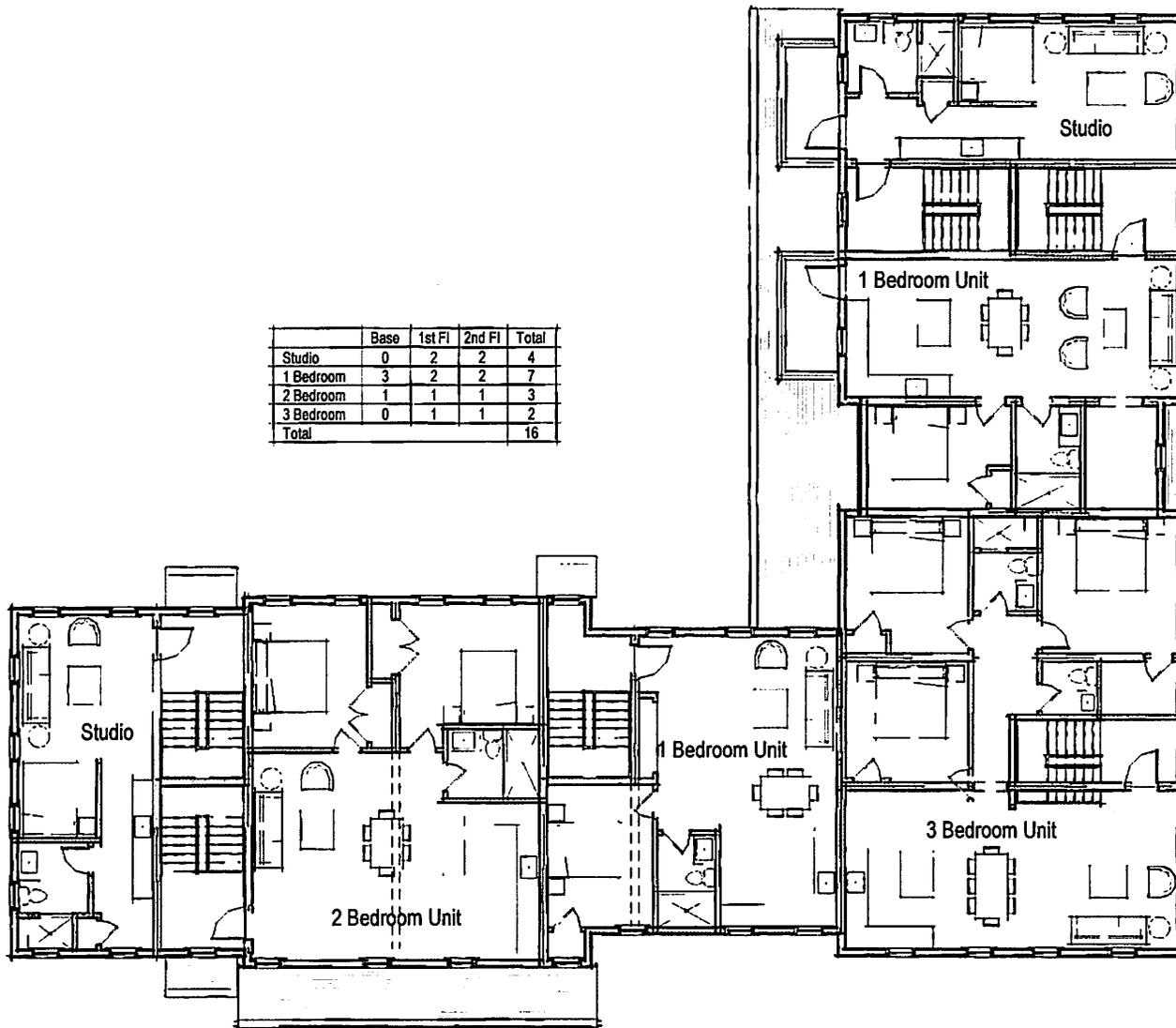
House Street Rendering



Condo Garden Rendering

Tab

Condo



	Base	1st Fl	2nd Fl	Total
Studio	0	2	2	4
1 Bedroom	3	2	2	7
2 Bedroom	1	1	1	3
3 Bedroom	0	1	1	2
Total				16

Condo Building
 Surfside Crossing
 Nantucket, MA 02554

Second Floor Plan
 1/16" = 1'-0"



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Front Elevation
3/32" = 1'-0"



Side Elevation
3/32" = 1'-0"

Condo Building
Surfside Crossing
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Rear Elevation

3/32" = 1'-0"



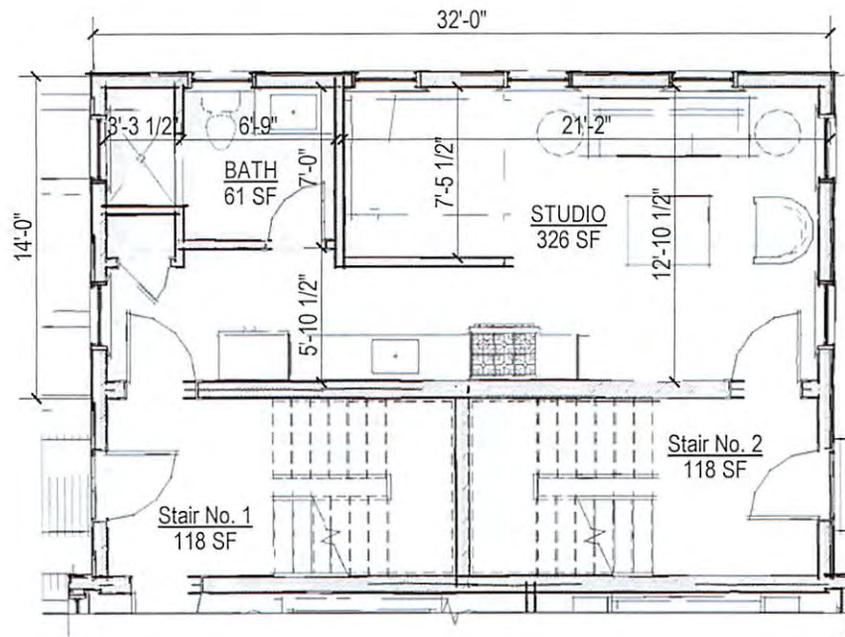
Side Elevation

3/32" = 1'-0"

Condo Building
Surfside Crossing
Nantucket, MA 02554



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Typical Studio Unit Plan

1/8" = 1'-0"



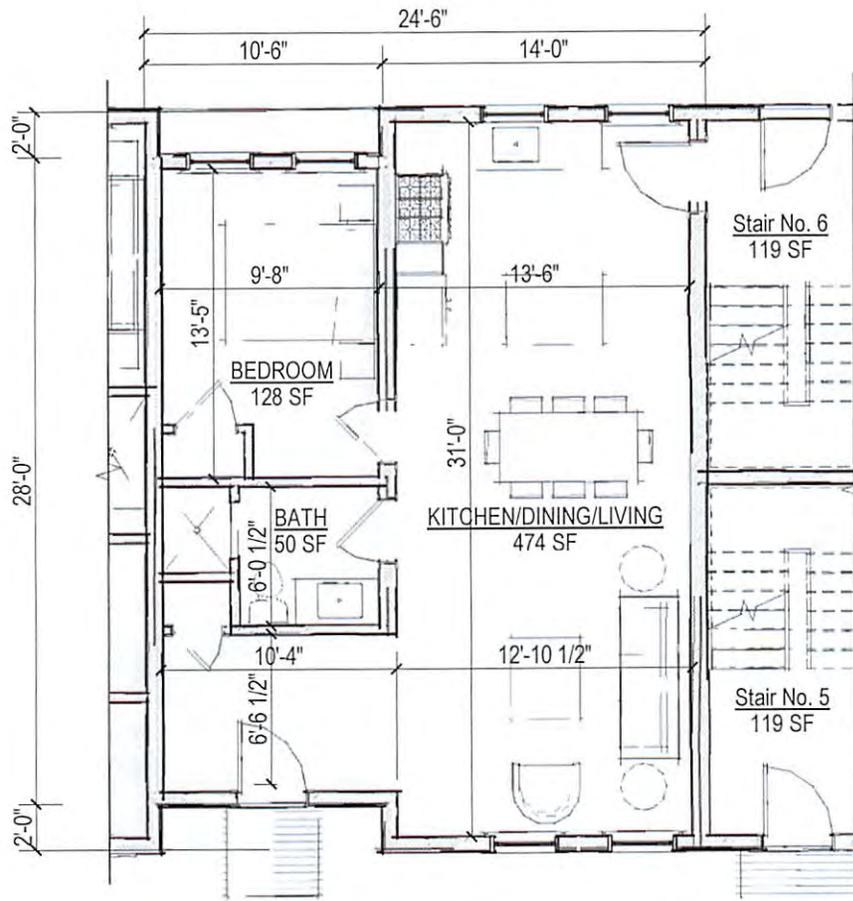
Studio Key Plan

1" = 30'-0"

Condo Building
 Surfside Crossing
 Nantucket, MA 02554

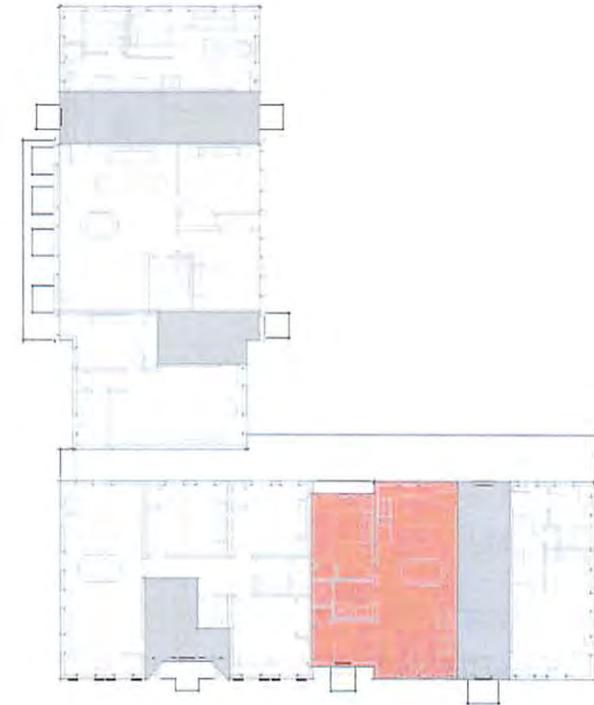


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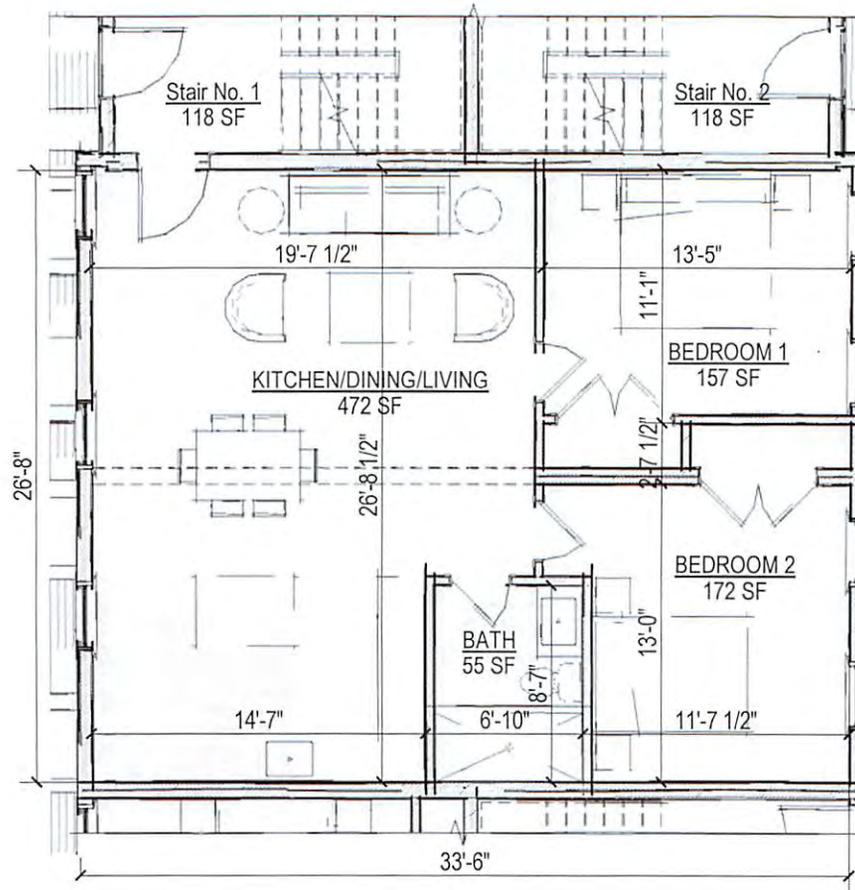
Typical 1 Bedroom Unit Plan

1/8" = 1'-0"



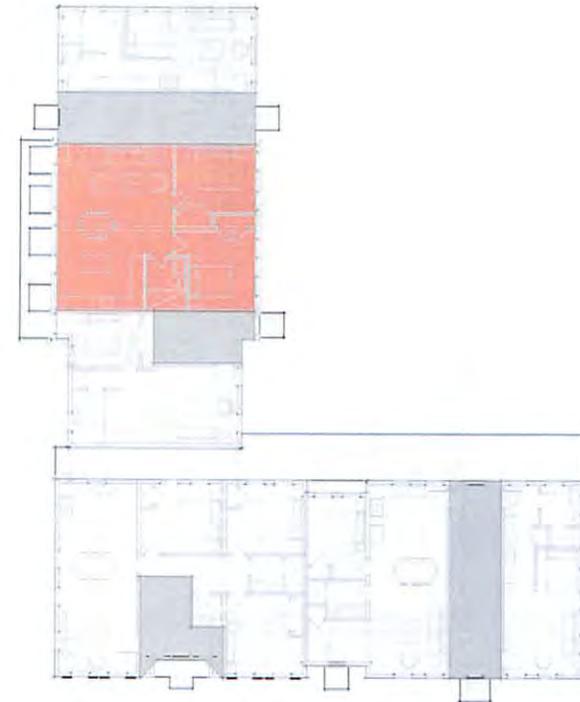
1 Bedroom Key Plan

1" = 30'-0"



Typical 2 Bedroom Unit Plan

1/8" = 1'-0"



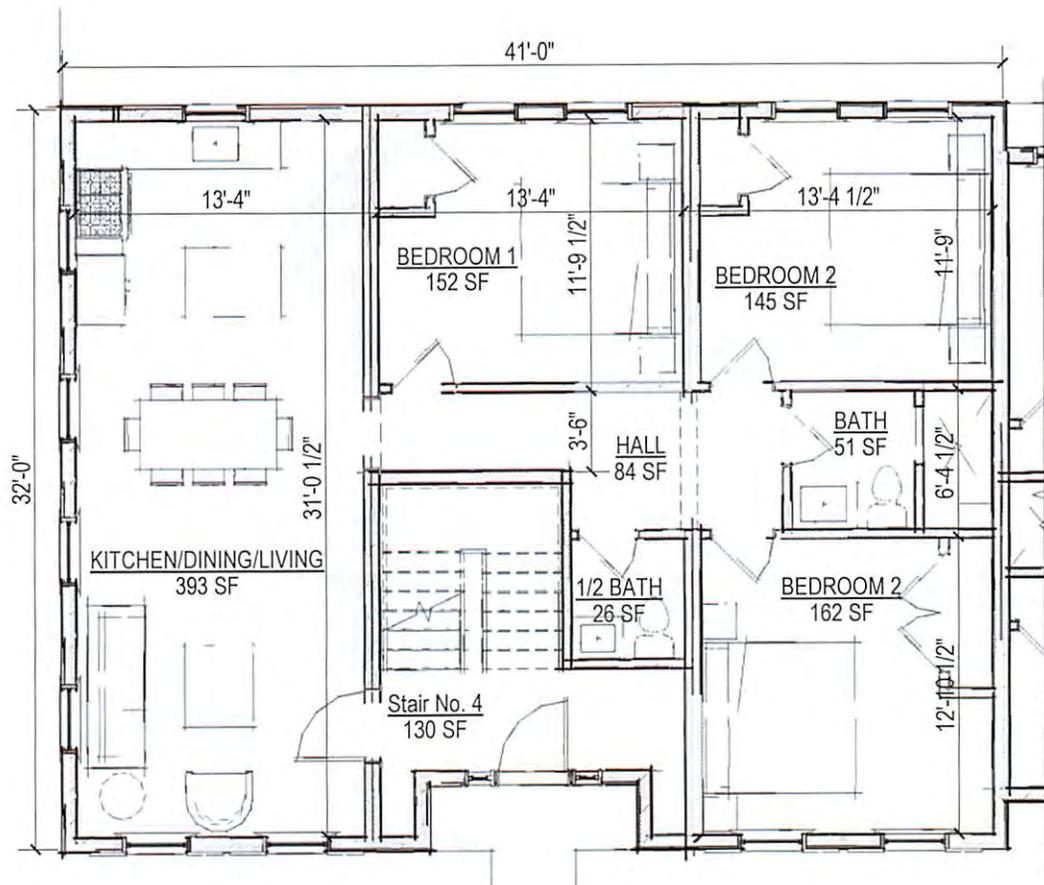
2 Bedroom Key Plan

1" = 30'-0"

Condo Building
 Surfside Crossing
 Nantucket, MA 02554



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Typical 3 Bedroom Unit Plan

1/8" = 1'-0"



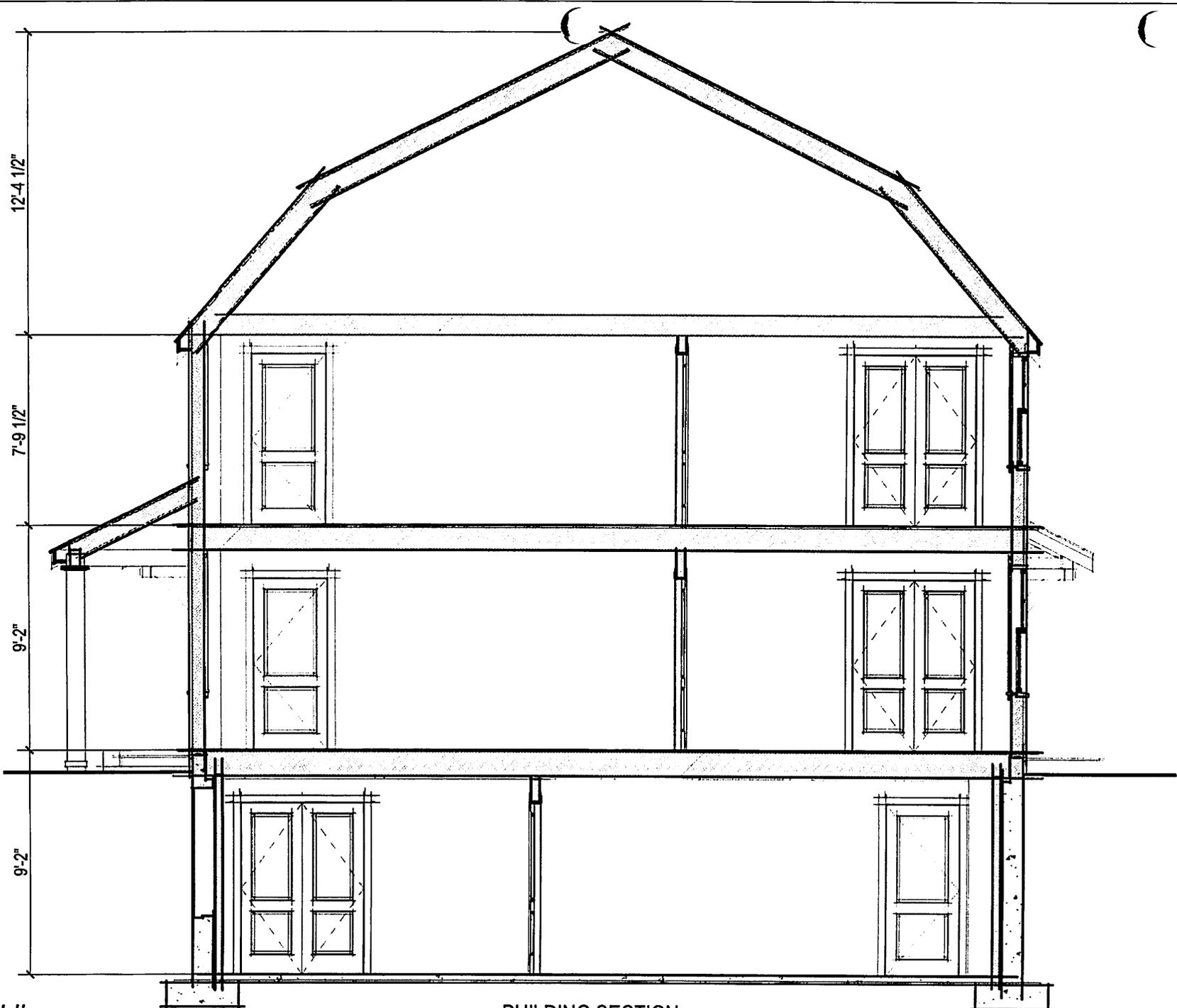
3 Bedroom Key Plan

1" = 30'-0"

Condo Building
 Surfside Crossing
 Nantucket, MA 02554



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Condo Building
 Surfside Crossing
 Nantucket, MA 02554

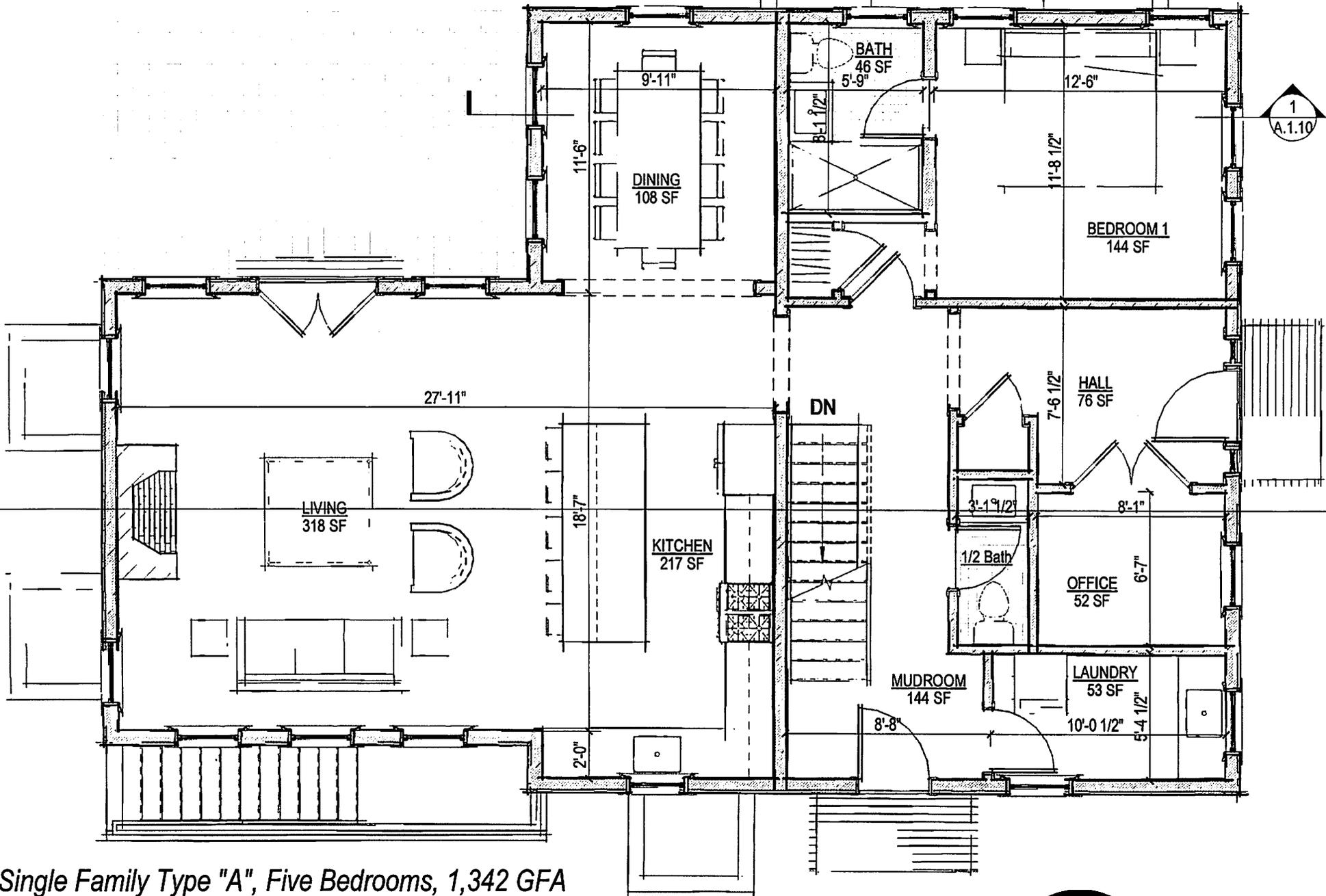
BUILDING SECTION
 3/16" = 1'-0"



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Tab

A



Single Family Type "A", Five Bedrooms, 1,342 GFA

Surfside Crossing
Nantucket, MA 02554

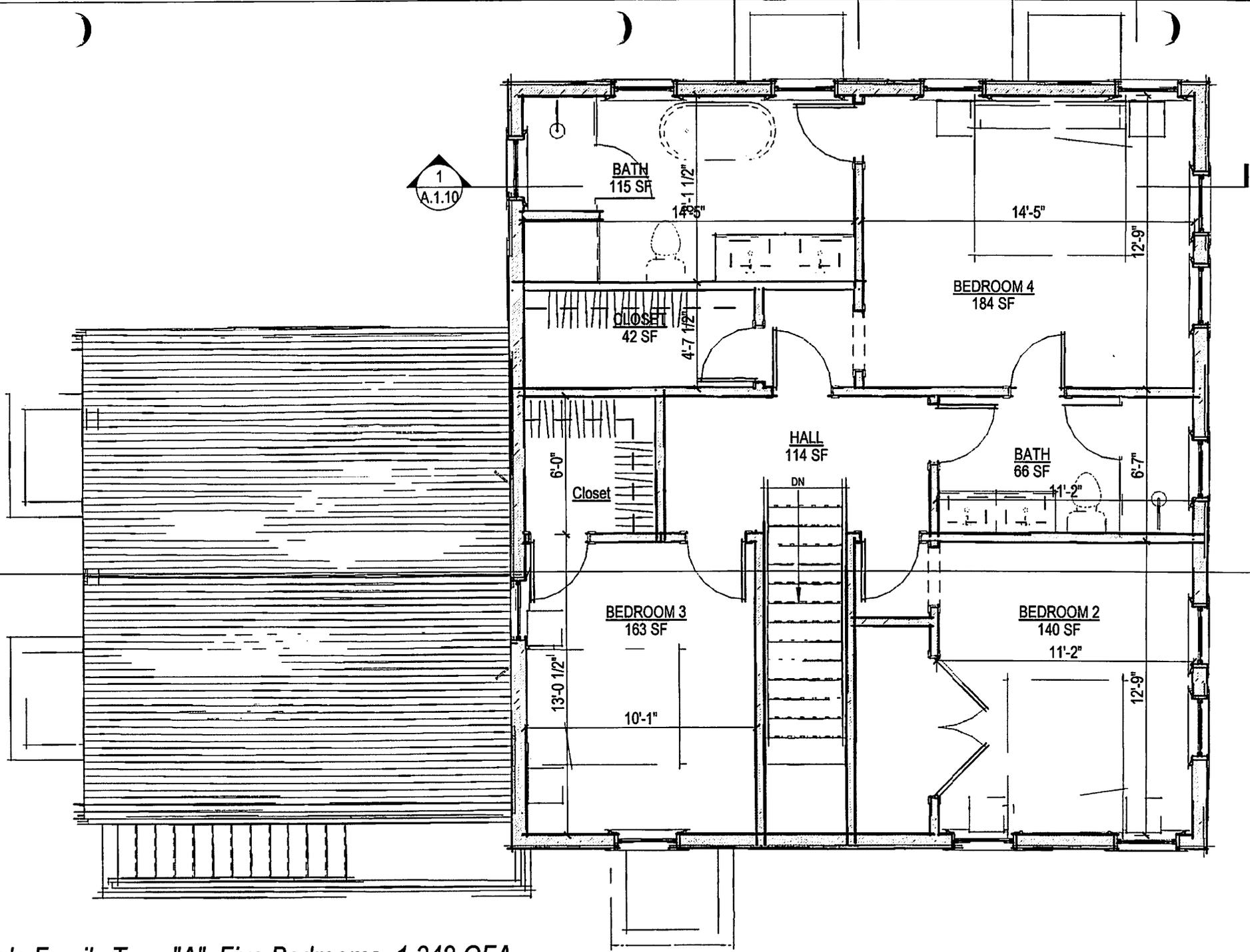
1ST FLOOR PLAN

3/16" = 1'-0"



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Single Family Type "A", Five Bedrooms, 1,342 GFA
 Surfside Crossing
 Nantucket, MA 02554

2ND FLOOR PLAN

3/16" = 1'-0"



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30' RIDGE HEIGHT +/-

FRONT ELEVATION

3/16" = 1'-0"

Single Family Type "A", Five Bedrooms, 1,342 GFA
Surfside Crossing
Nantucket, MA 02554



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Single Family Type "A", Five Bedrooms, 1,342 GFA
Surfside Crossing
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RIGHT ELEVATION

3/16" = 1'-0"



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Single Family Type "A", Five Bedrooms, 1,342 GFA
Surfside Crossing
Nantucket, MA 02554

LEFT ELEVATION

3/16" = 1'-0"



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REAR ELEVATION

3/16" = 1'-0"

Single Family Type "A", Five Bedrooms, 1,342 GFA
Surfside Crossing
Nantucket, MA 02554



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Single Family Type "A", Five Bedrooms, 1,342 GFA

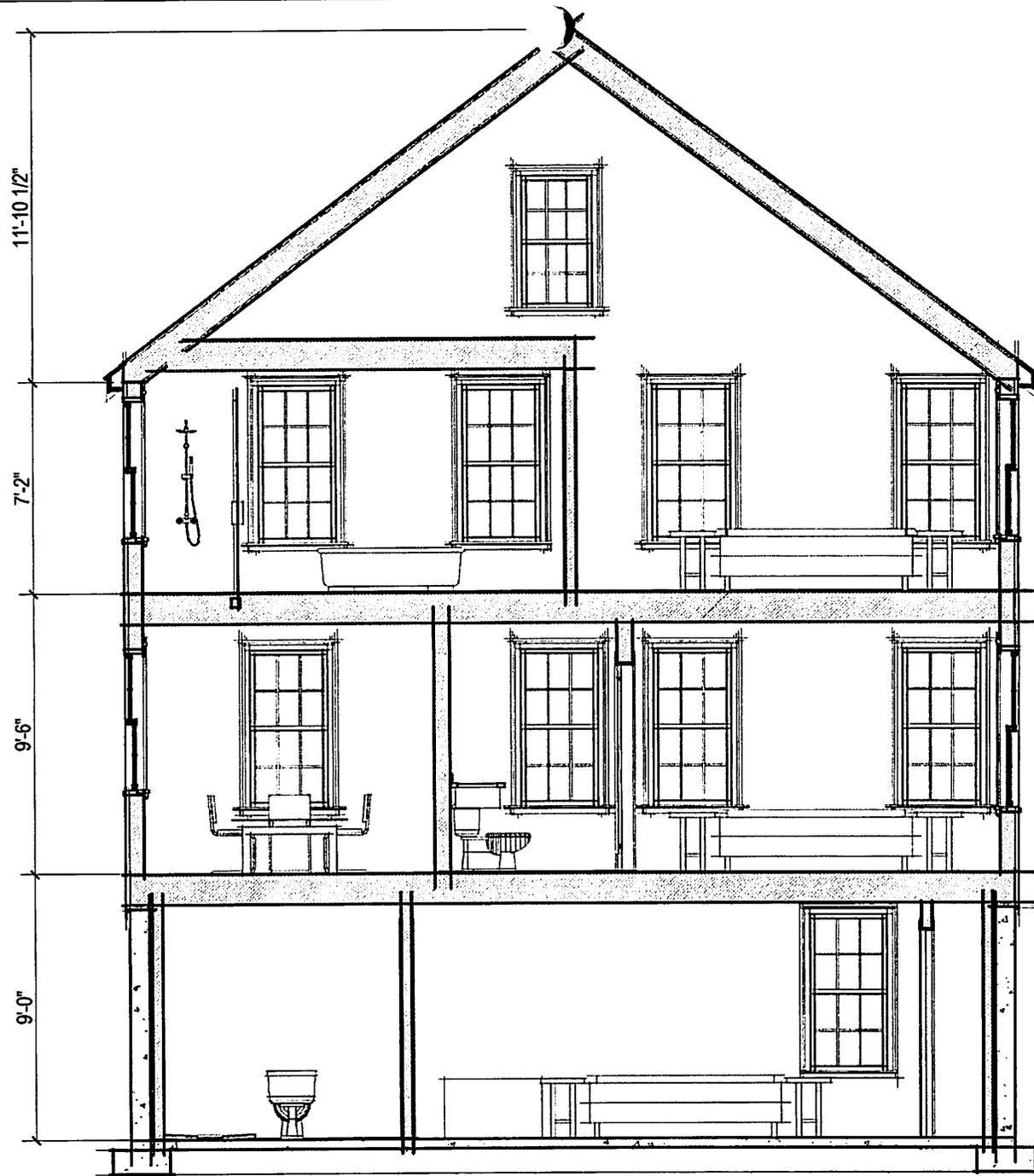
Surfside Crossing
Nantucket, MA 02554

PERSPECTIVE VIEW



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Single Family Type "A", Five Bedrooms, 1,342 GFA
 Surfside Crossing
 Nantucket, MA 02554

BUILDING SECTION

3/16" = 1'-0"

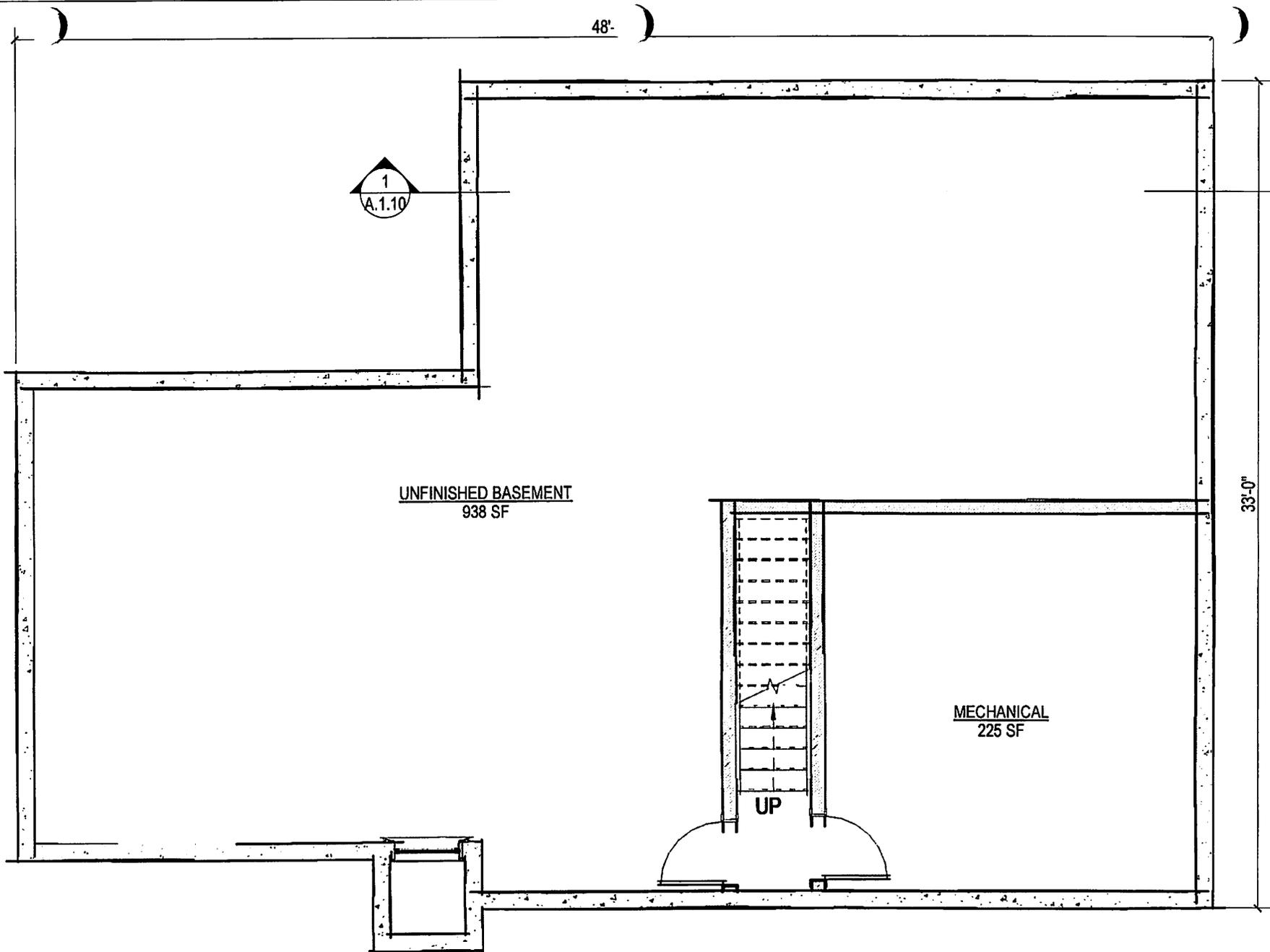


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Tab

AA



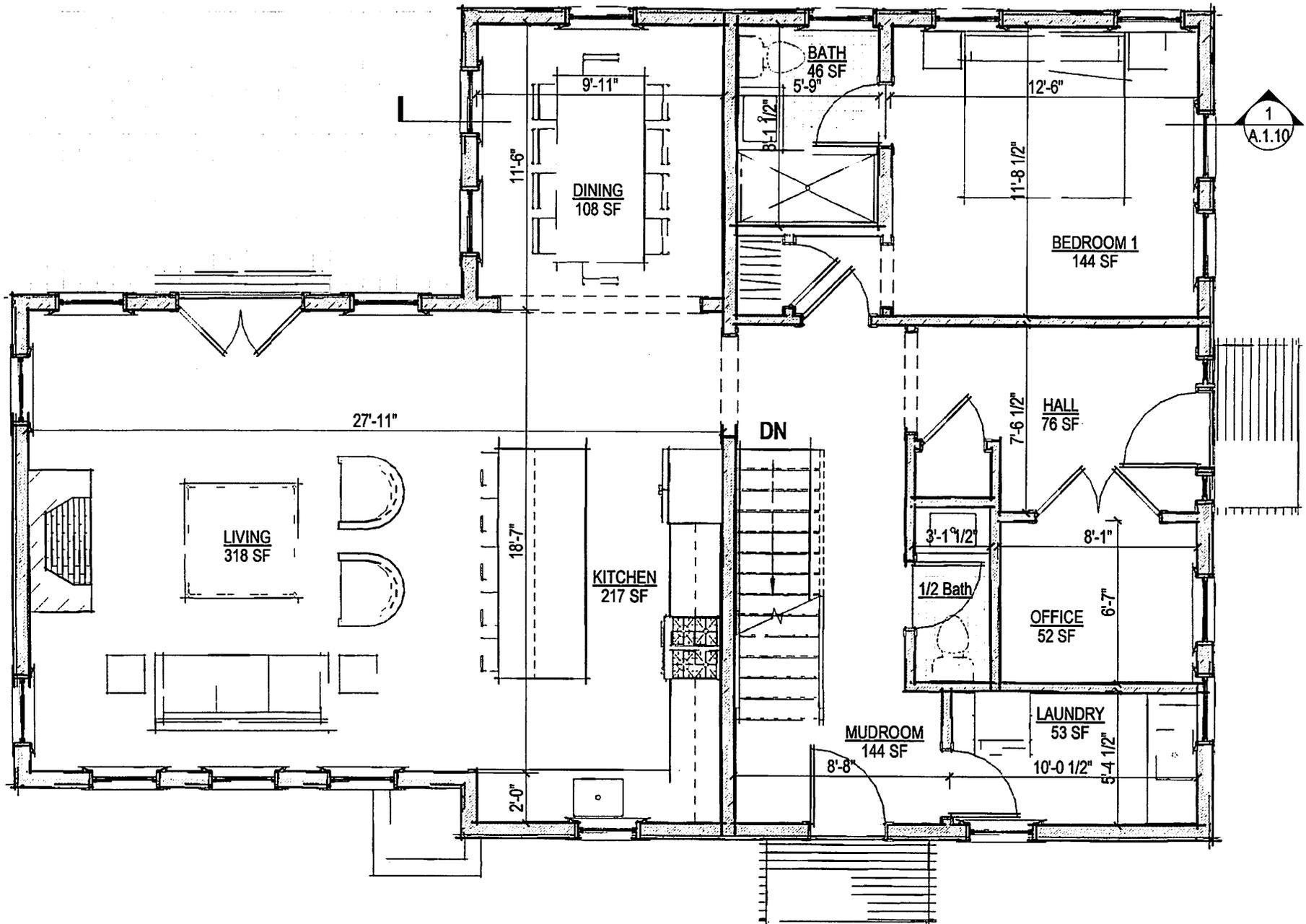
BASEMENT PLAN

3/16" = 1'-0"

Single Family Type "A-A", Four Bedrooms, 1,342 GFA
 Surfside Crossing
 Nantucket, MA 02554



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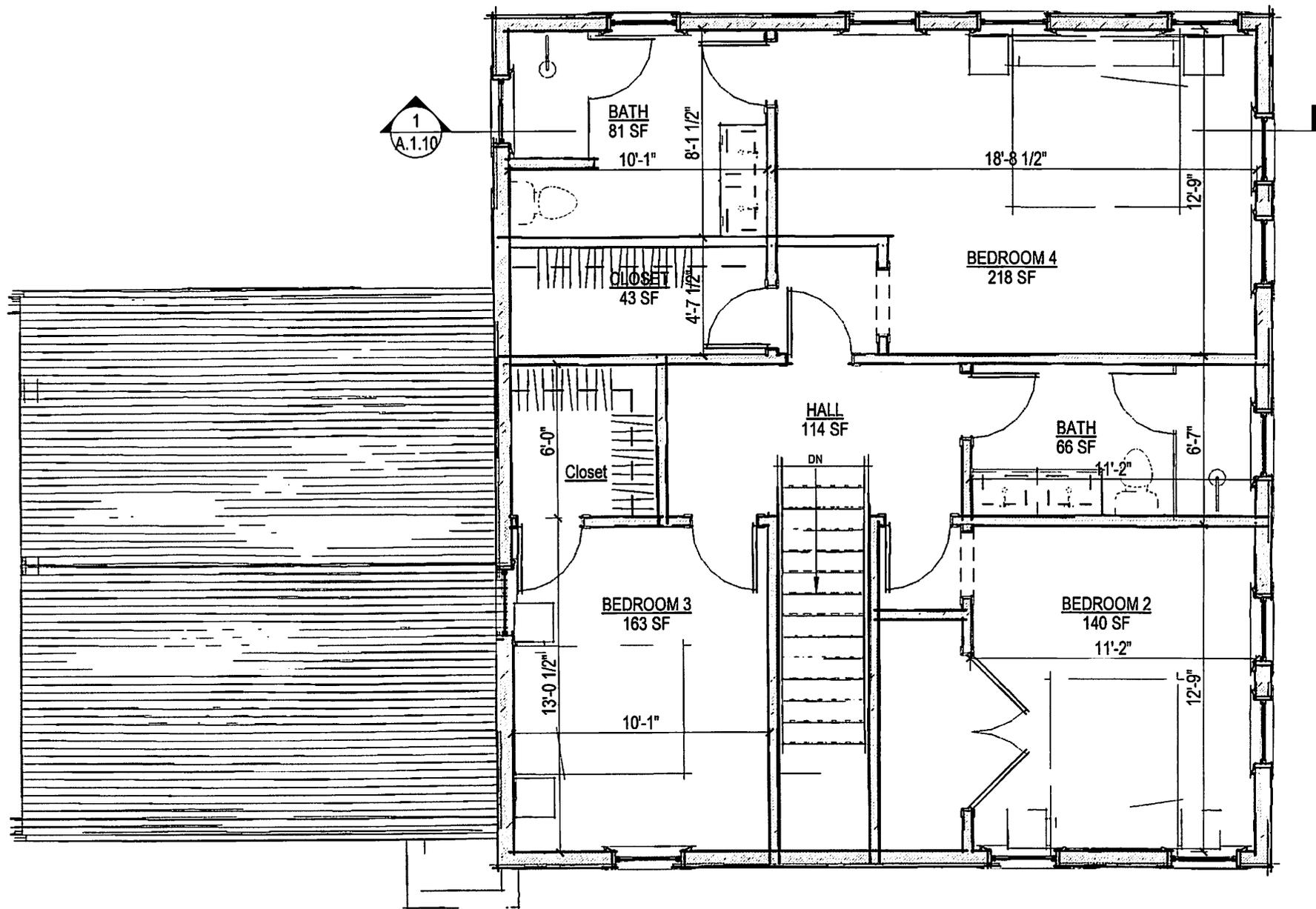
Single Family Type "A-A", Four Bedrooms, 1,342 GFA
 Surfside Crossing
 Nantucket, MA 02554

1ST FLOOR PLAN

3/16" = 1'-0"



8 Williams Lane Nantucket, MA 02554
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2ND FLOOR PLAN

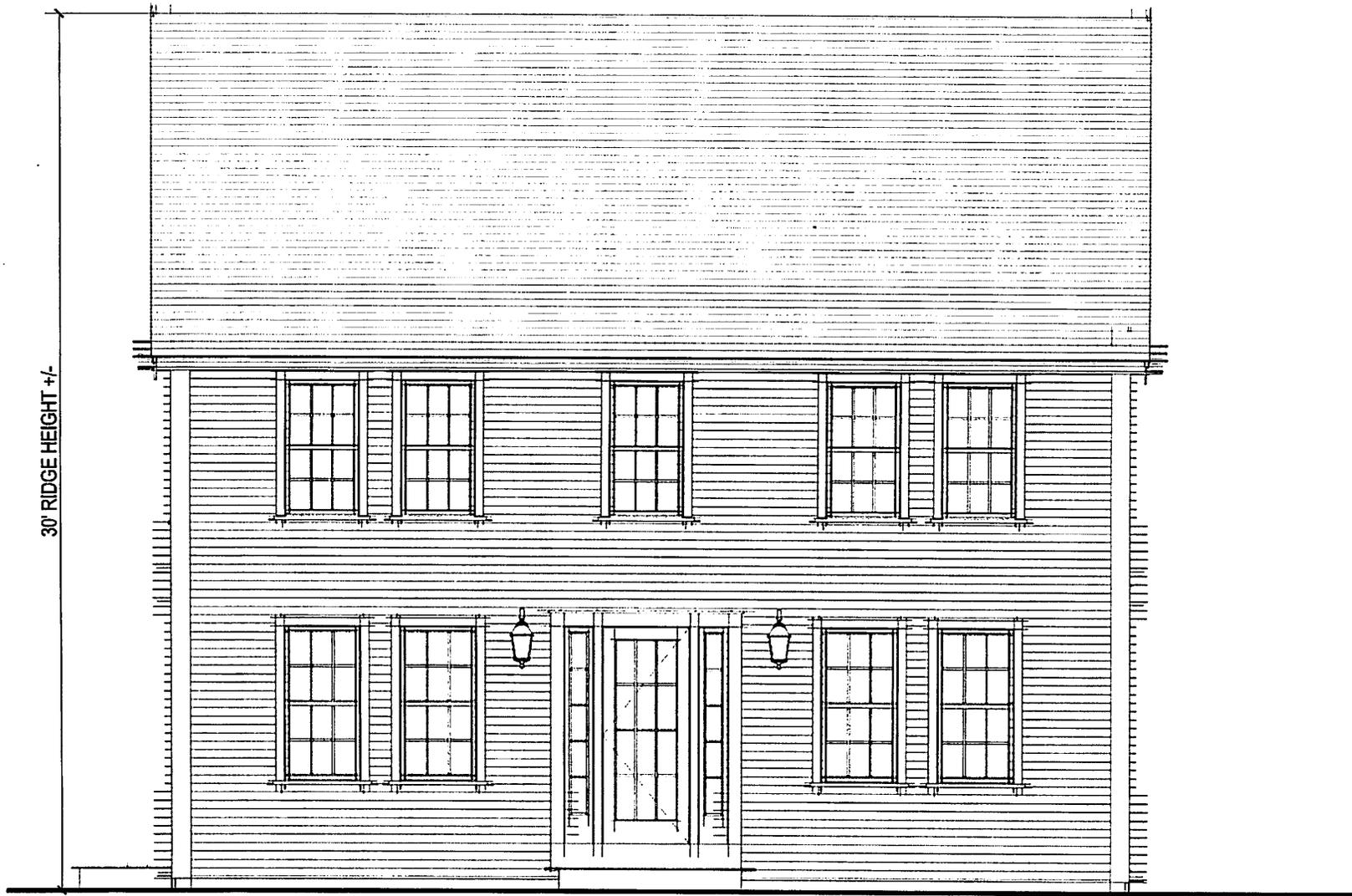
3/16" = 1'-0"

Single Family Type "A-A", Four Bedrooms, 1,342 GFA
 Surfside Crossing
 Nantucket, MA 02554



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30' RIDGE HEIGHT +/-

FRONT ELEVATION

3/16" = 1'-0"

Single Family Type "A-A", Four Bedrooms, 1,342 GFA
Surfside Crossing
Nantucket, MA 02554



8 Williams Lane Nantucket, MA 02554
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RIGHT ELEVATION

3/16" = 1'-0"

Single Family Type "A-A", Four Bedrooms, 1,342 GFA
Surfside Crossing
Nantucket, MA 02554



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LEFT ELEVATION

3/16" = 1'-0"

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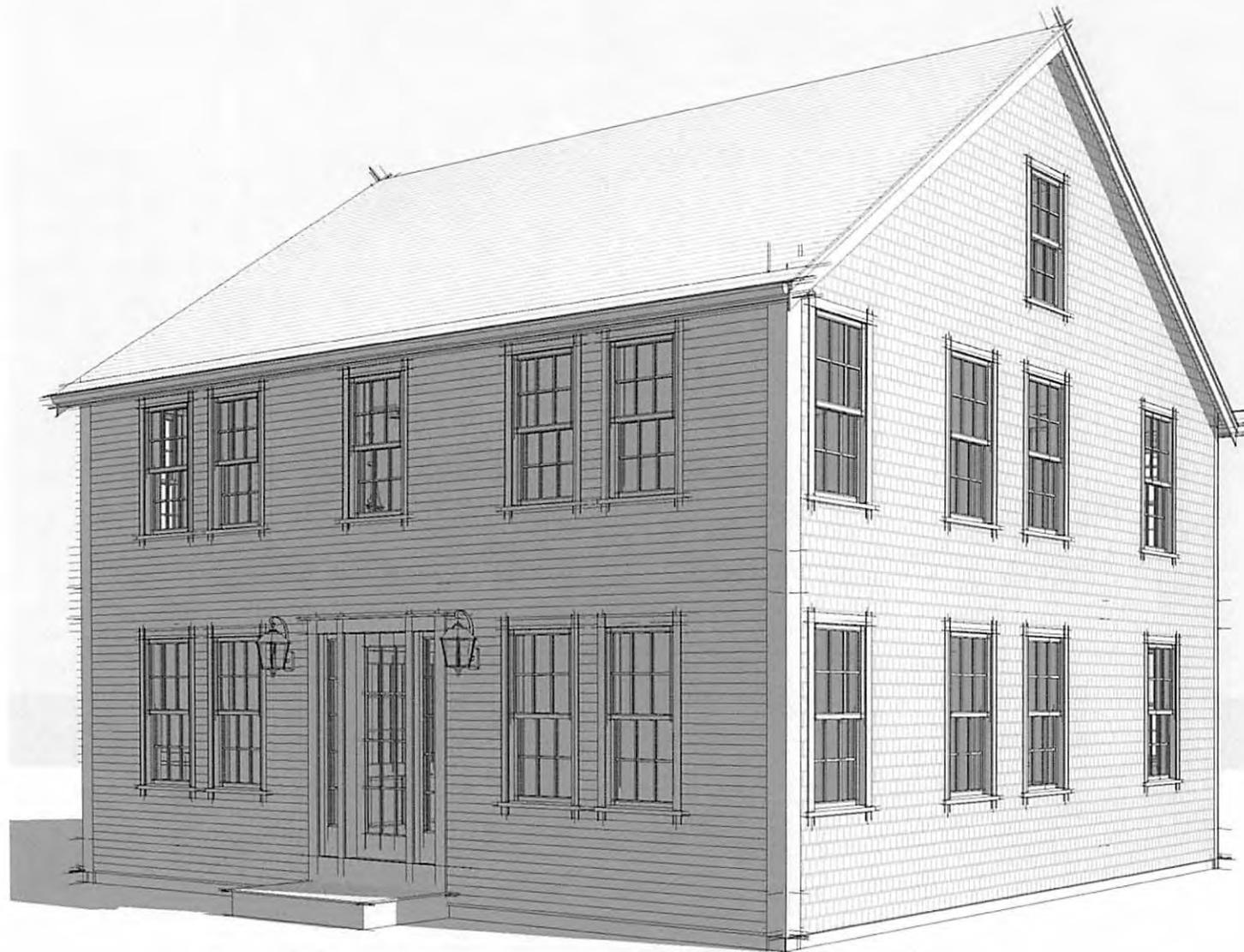
REAR ELEVATION

3/16" = 1'-0"

Single Family Type "A-A", Four Bedrooms, 1,342 GFA
Surfside Crossing
Nantucket, MA 02554



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Single Family Type "A-A", Four Bedrooms, 1,342 GFA

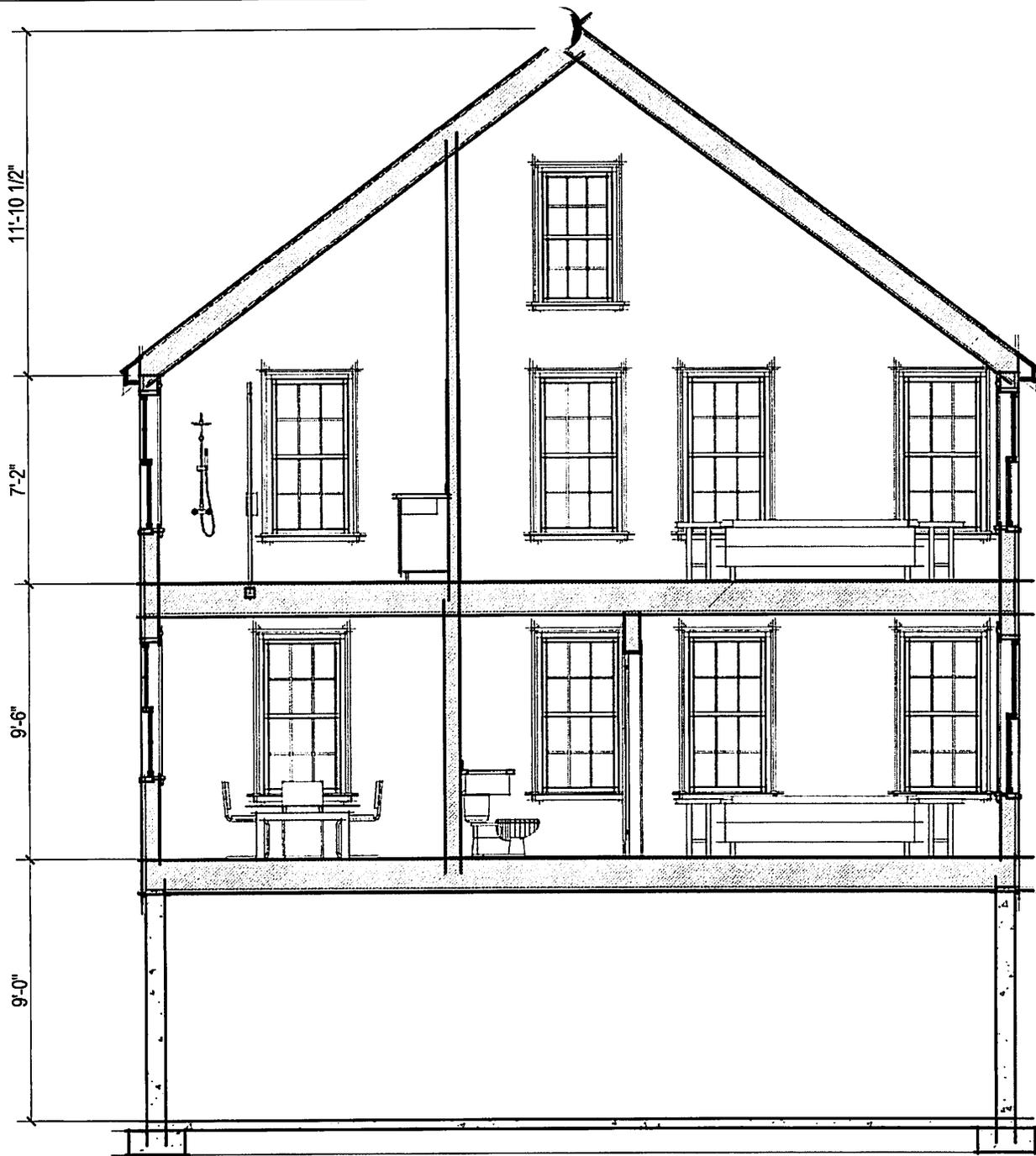
Surfside Crossing
Nantucket, MA 02554

PERSPECTIVE VIEW



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Single Family Type "A-A", Four Bedrooms, 1,342 GFA
 Surfside Crossing
 Nantucket, MA 02554

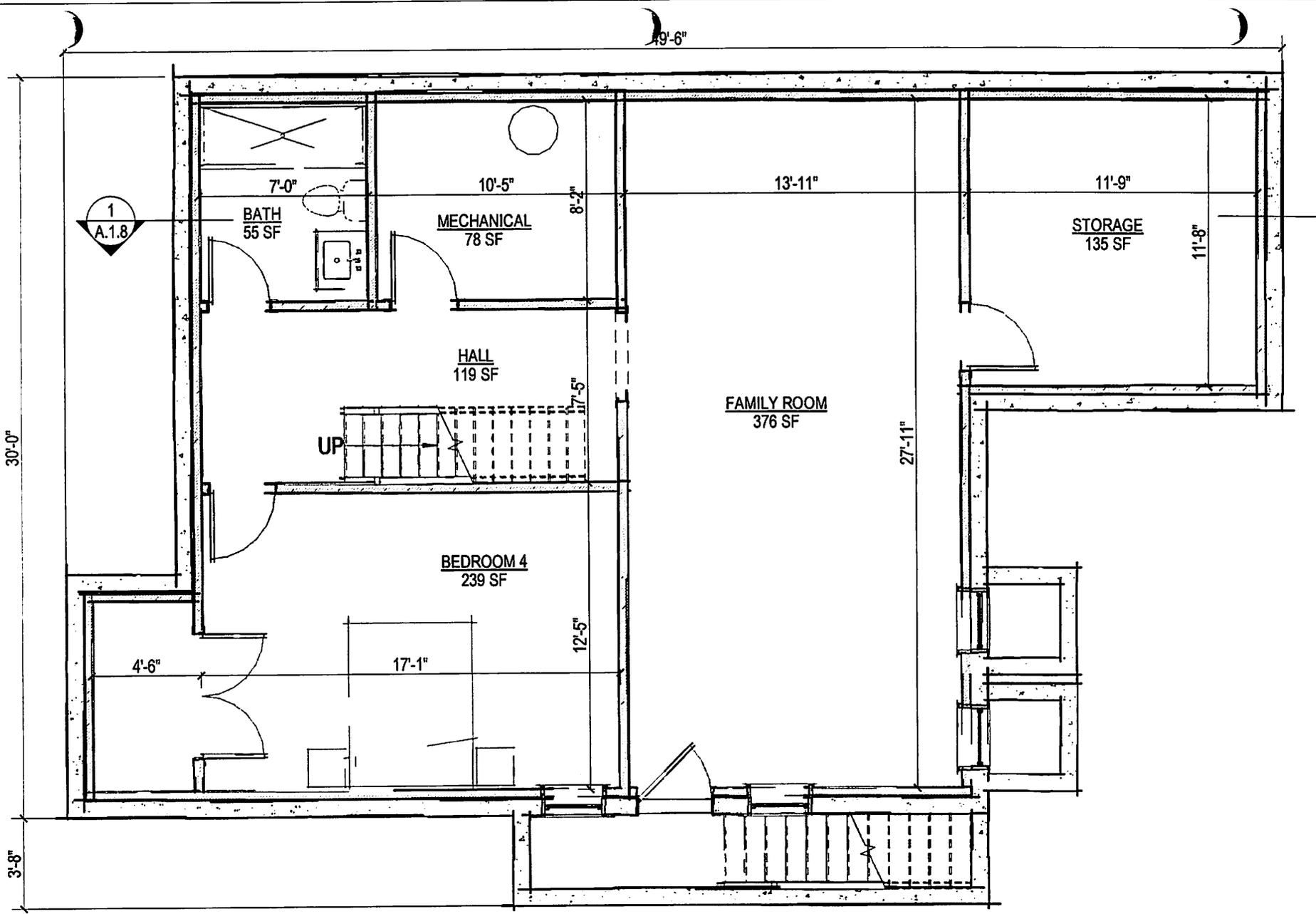
BUILDING SECTION
 3/16" = 1'-0"



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Tab

B



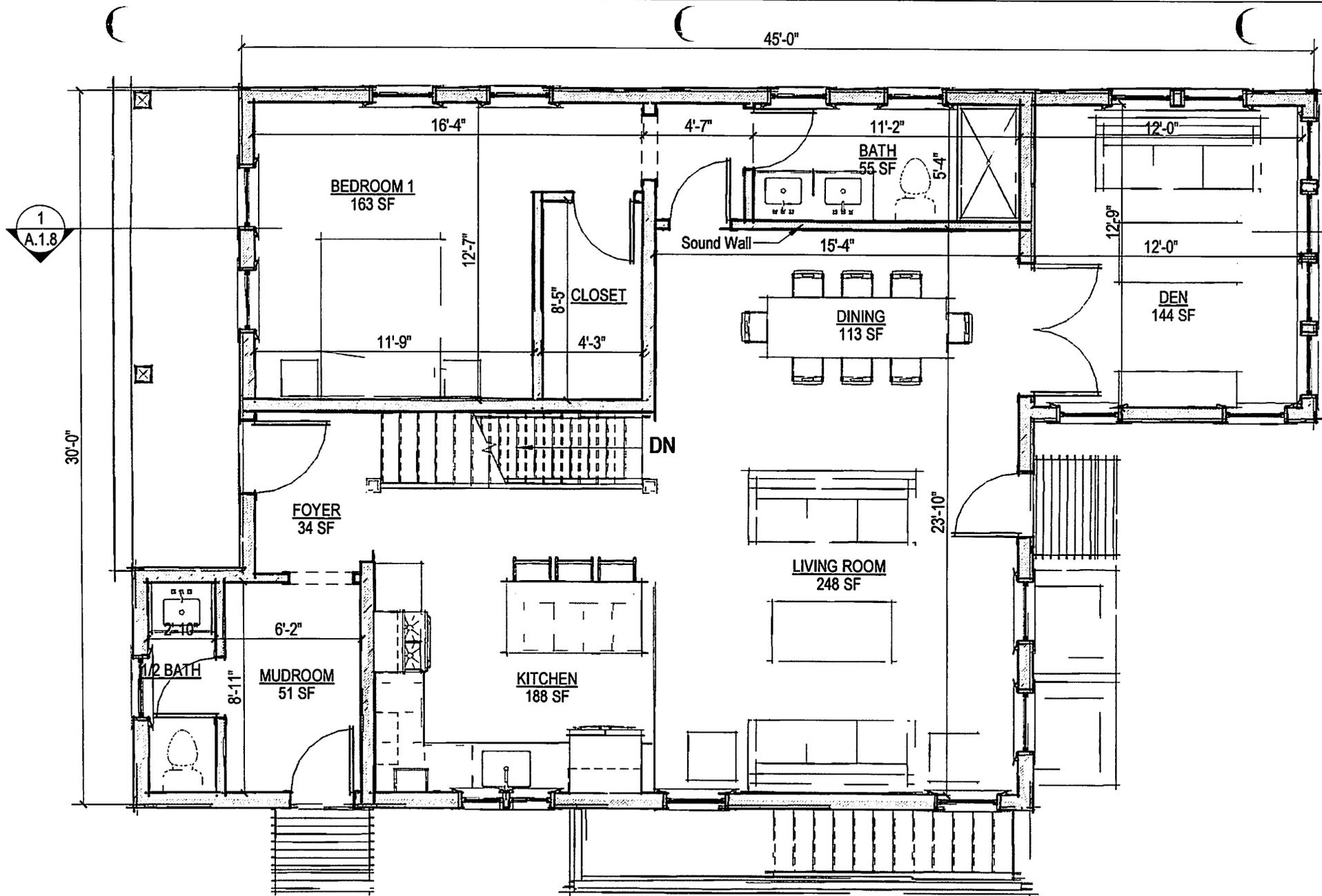
BASEMENT PLAN

3/16" = 1'-0"

Single Family Type "B", Four Bedroom, 1,198 GFA
 Surfside Crossing
 Nantucket, MA 02554



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1ST FLOOR PLAN

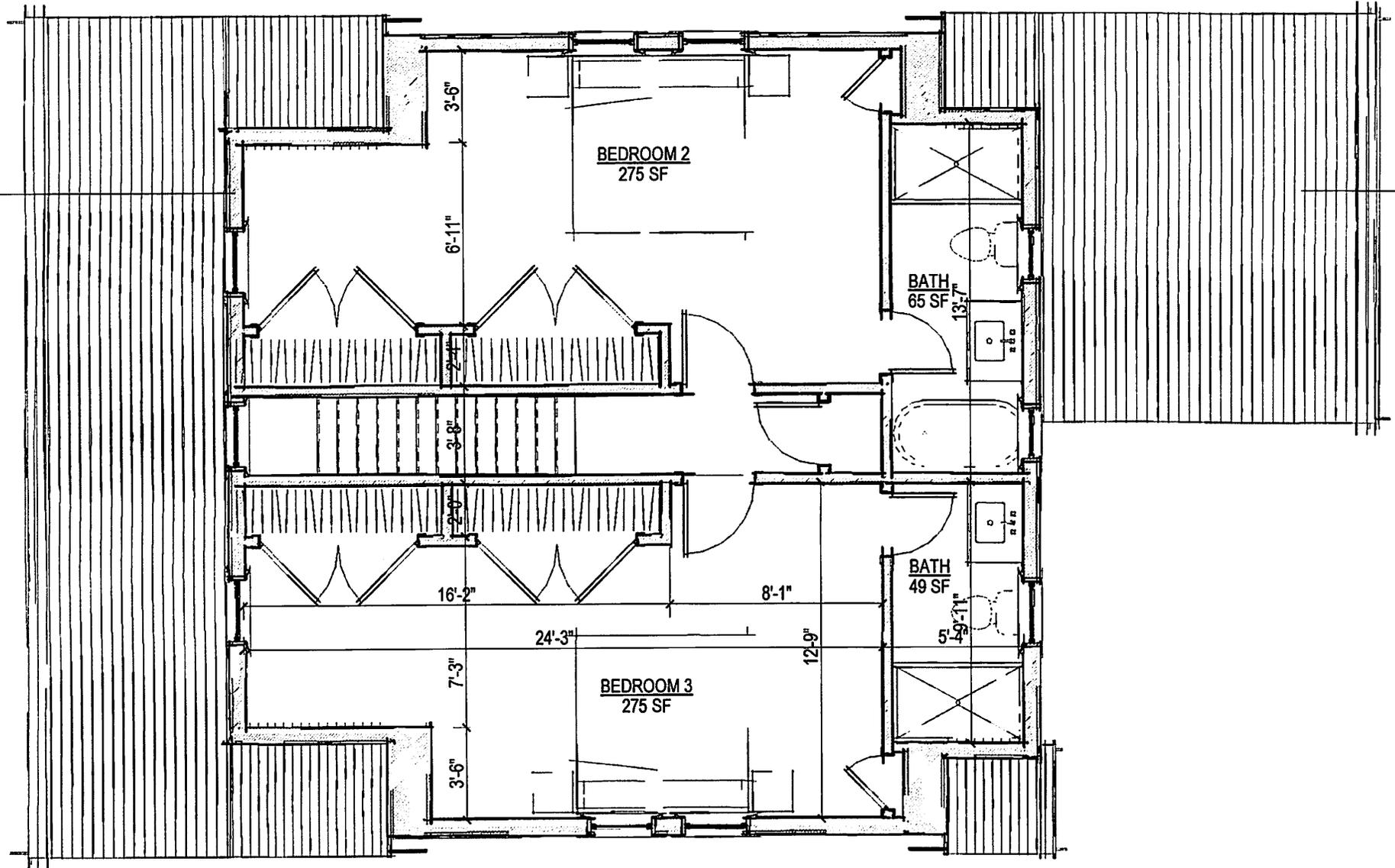
3/16" = 1'-0"

Single Family Type "B", Four Bedroom, 1,198 GFA
 Surfside Crossing
 Nantucket, MA 02554



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1
A.1.8



2ND FLOOR PLAN

3/16" = 1'-0"

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Surfside Crossing
Nantucket, MA 02554



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FRONT ELEVATION

3/16" = 1'-0"

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Surfside Crossing
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LEFT ELEVATION

$3/16" = 1'-0"$

Single Family Type "B", Four Bedroom, 1,198 GFA
Surfside Crossing
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REAR ELEVATION

3/16" = 1'-0"

Single Family Type "B", Four Bedroom, 1,198 GFA

Surfside Crossing
Nantucket, MA 02554



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RIGHT ELEVATION

$3/16" = 1'-0"$

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Surfside Crossing
Nantucket, MA 02554



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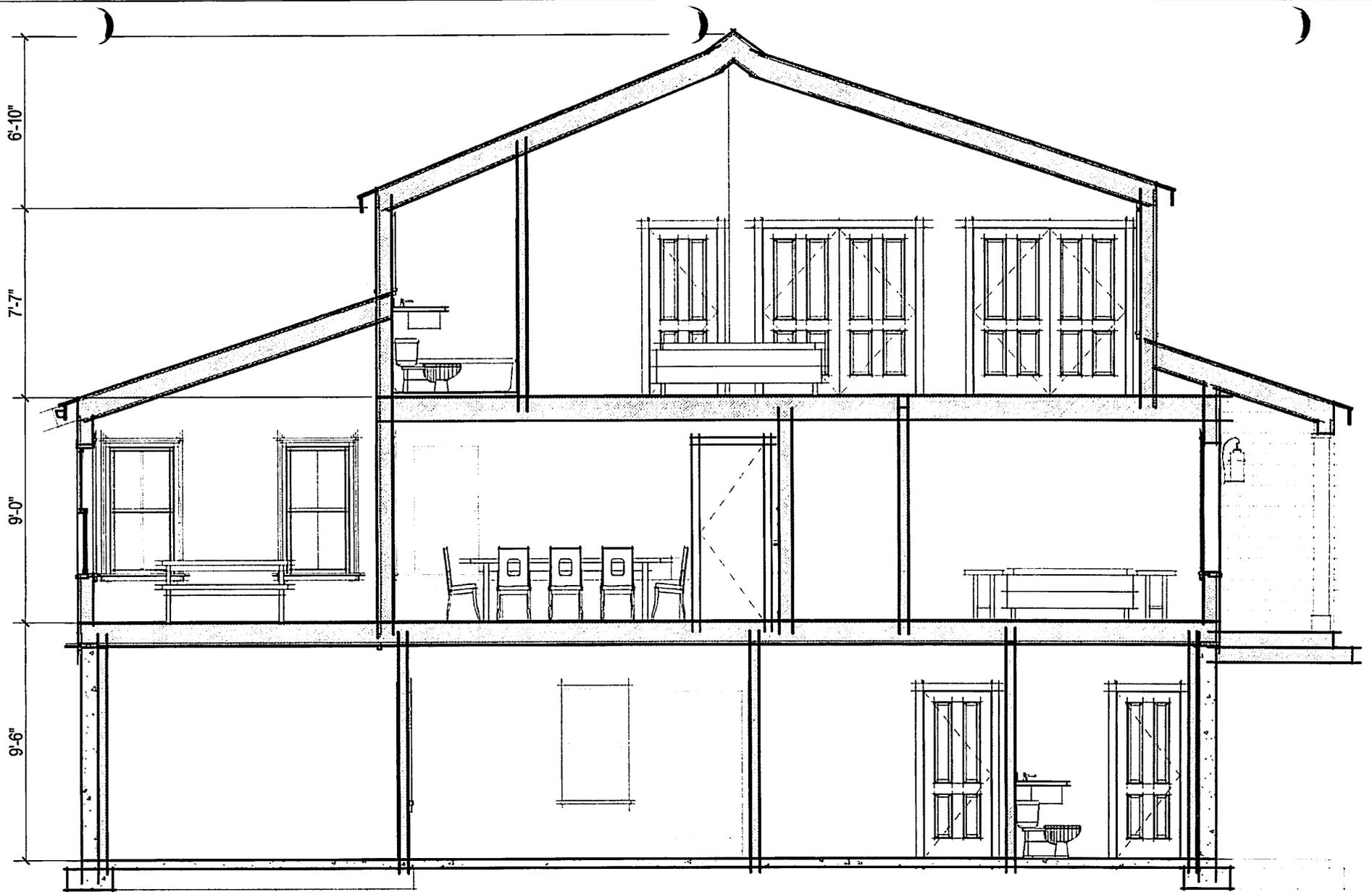


EXTERIOR PERSPECTIVE

Single Family Type "B", Four Bedroom, 1,198 GFA
Surfside Crossing
Nantucket, MA 02554



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BUILDING SECTION

3/16" = 1'-0"

Single Family Type "B", Four Bedroom, 1,198 GFA
Surfside Crossing
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Tab

BA

1
A.1.8

30'-0"

MECHANICAL
203 SF

UP

UNFINISHED BASEMENT
676 SF

37'-6"

BASEMENT PLAN

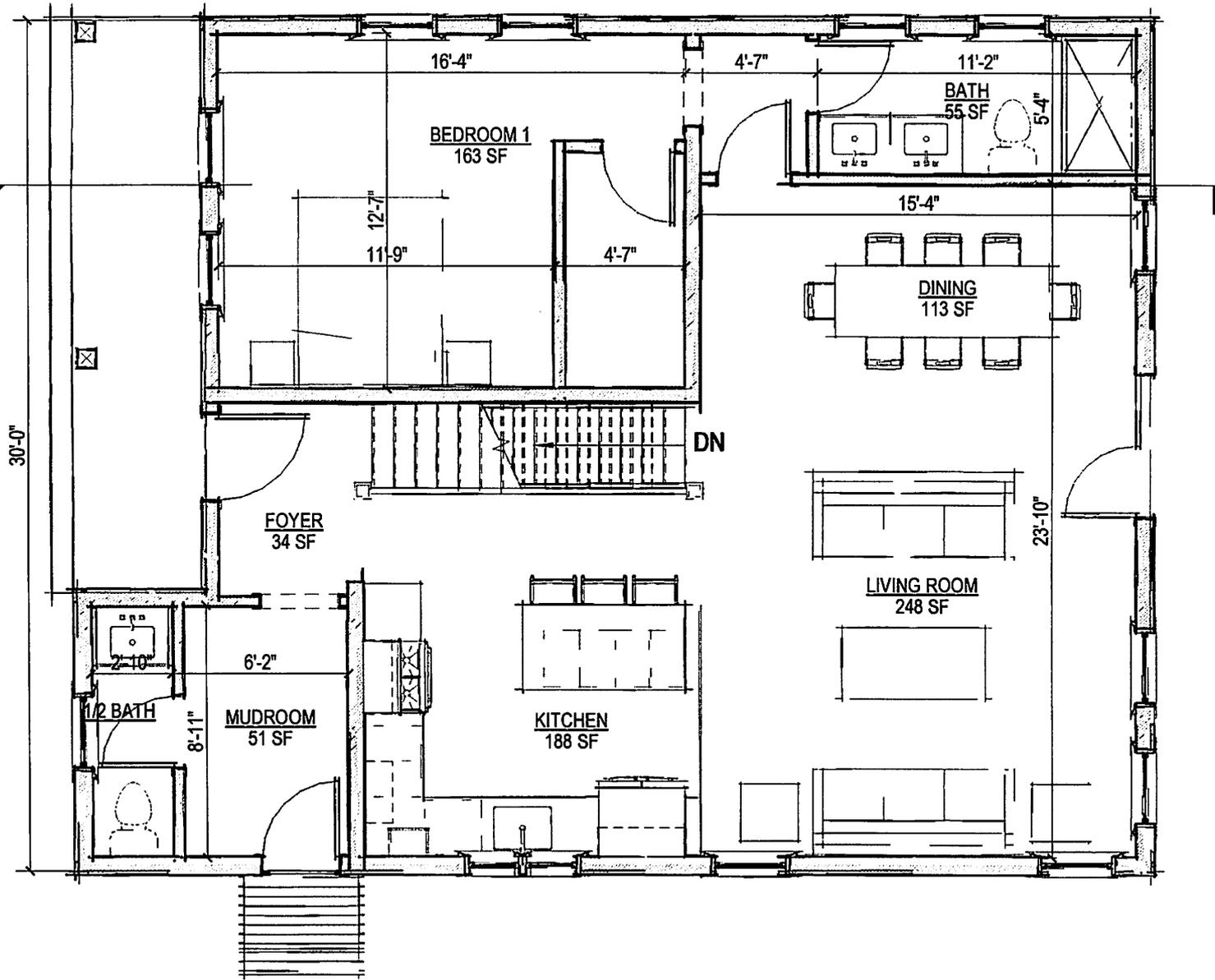
3/16" = 1'-0"

Single Family Type "B-A", Three Bedroom, 1,035 GFA
Surfside Crossing
Nantucket, MA 02554



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A.1.8



1ST FLOOR PLAN

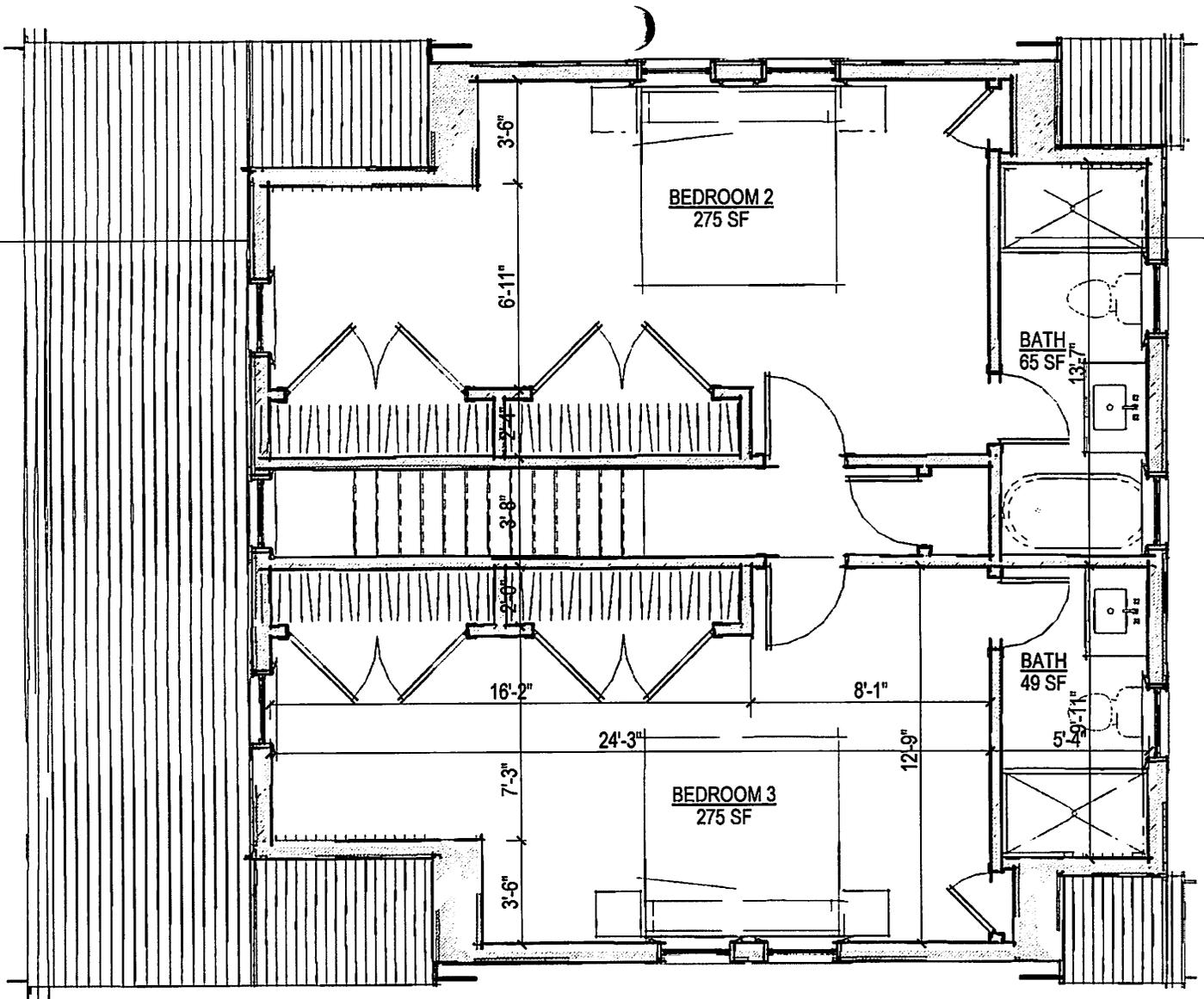
3/16" = 1'-0"

Single Family Type "B-A", Three Bedroom, 1,035 GFA
Surfside Crossing
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1
A.1.8



2ND FLOOR PLAN

3/16" = 1'-0"

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FRONT ELEVATION

3/16" = 1'-0"

Single Family Type "B-A", Three Bedroom, 1,035 GFA

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LEFT ELEVATION

$3/16" = 1'-0"$

Single Family Type "B-A", Three Bedroom, 1,035 GFA
Surfside Crossing
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REAR ELEVATION

$3/16" = 1'-0"$

Single Family Type "B-A", Three Bedroom, 1,035 GFA
Surfside Crossing
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RIGHT ELEVATION

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Surfside Crossing
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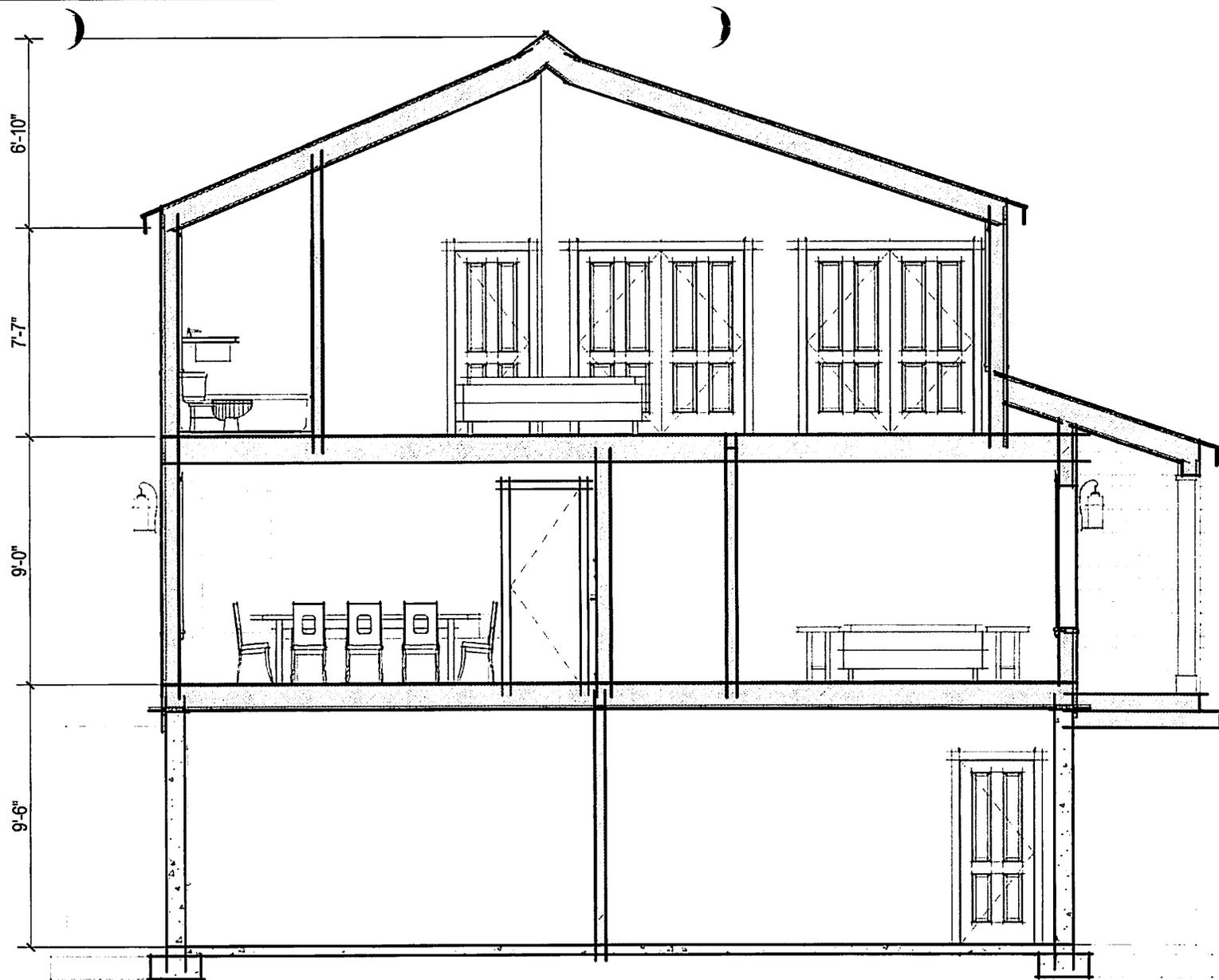


EXTERIOR PERSPECTIVE

Single Family Type "B-A", Three Bedroom, 1,035 GFA
Surfside Crossing
Nantucket, MA 02554



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BUILDING SECTION

3/16" = 1'-0"

Single Family Type "B-A", Three Bedroom, 1,035 GFA
Surfside Crossing
Nantucket, MA 02554

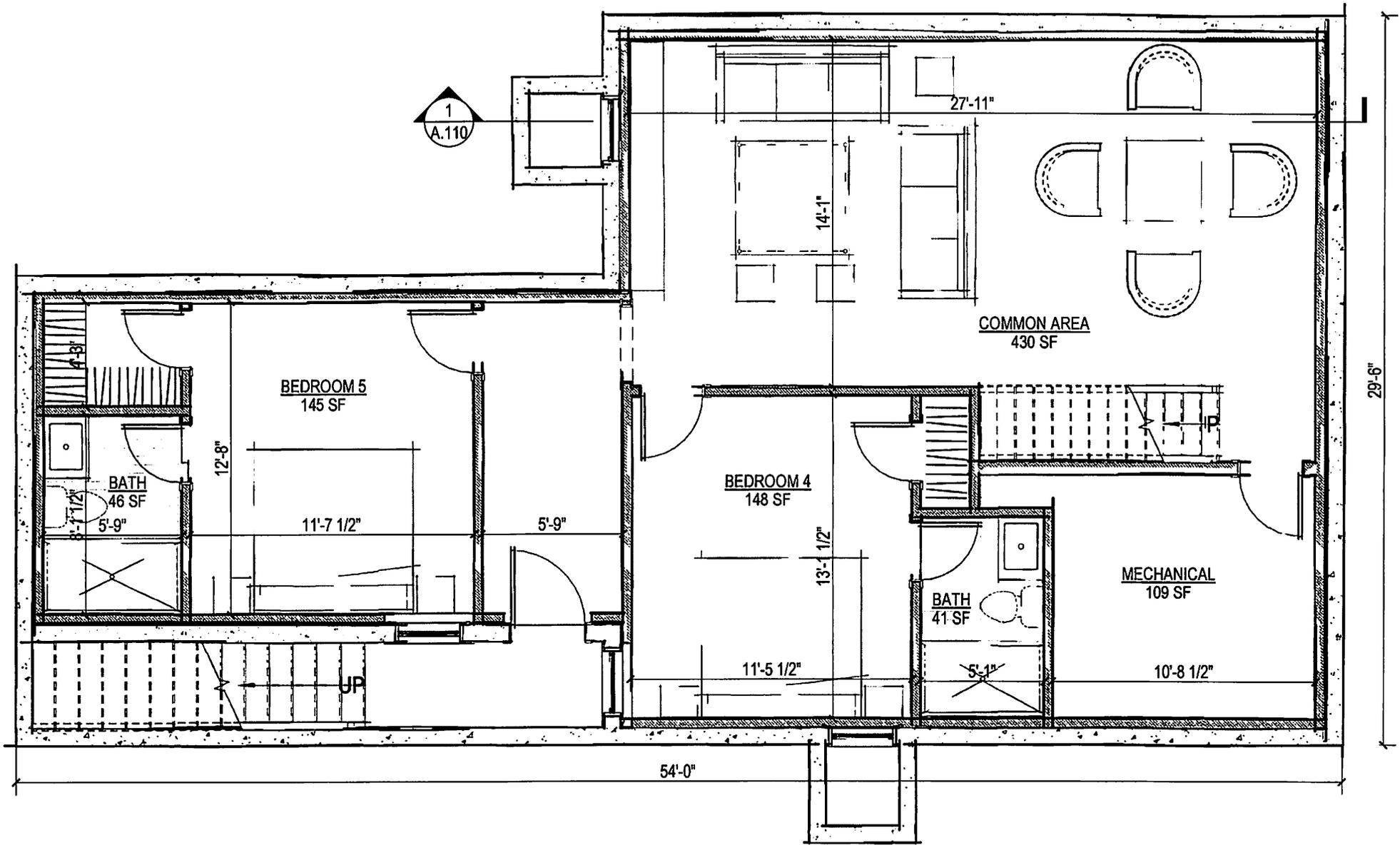


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Tab

C



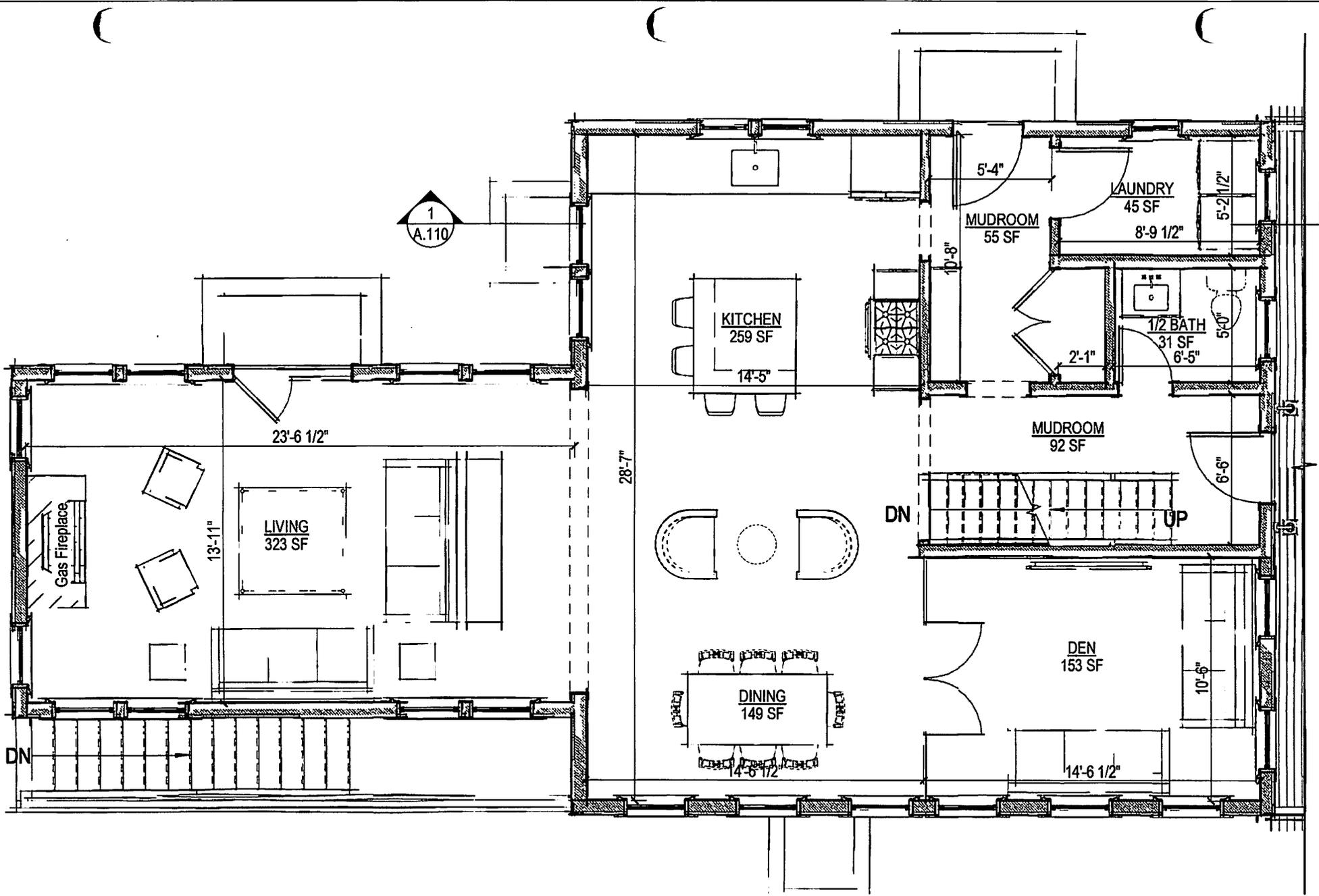
Type "C" Five Bedroom, 1,241 GFA
 Surfside Crossing
 Nantucket, MA 02554

BASEMENT PLAN

3/16" = 1'-0"



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Type "C" Five Bedroom, 1,241 GFA
 Surfside Crossing
 Nantucket, MA 02554

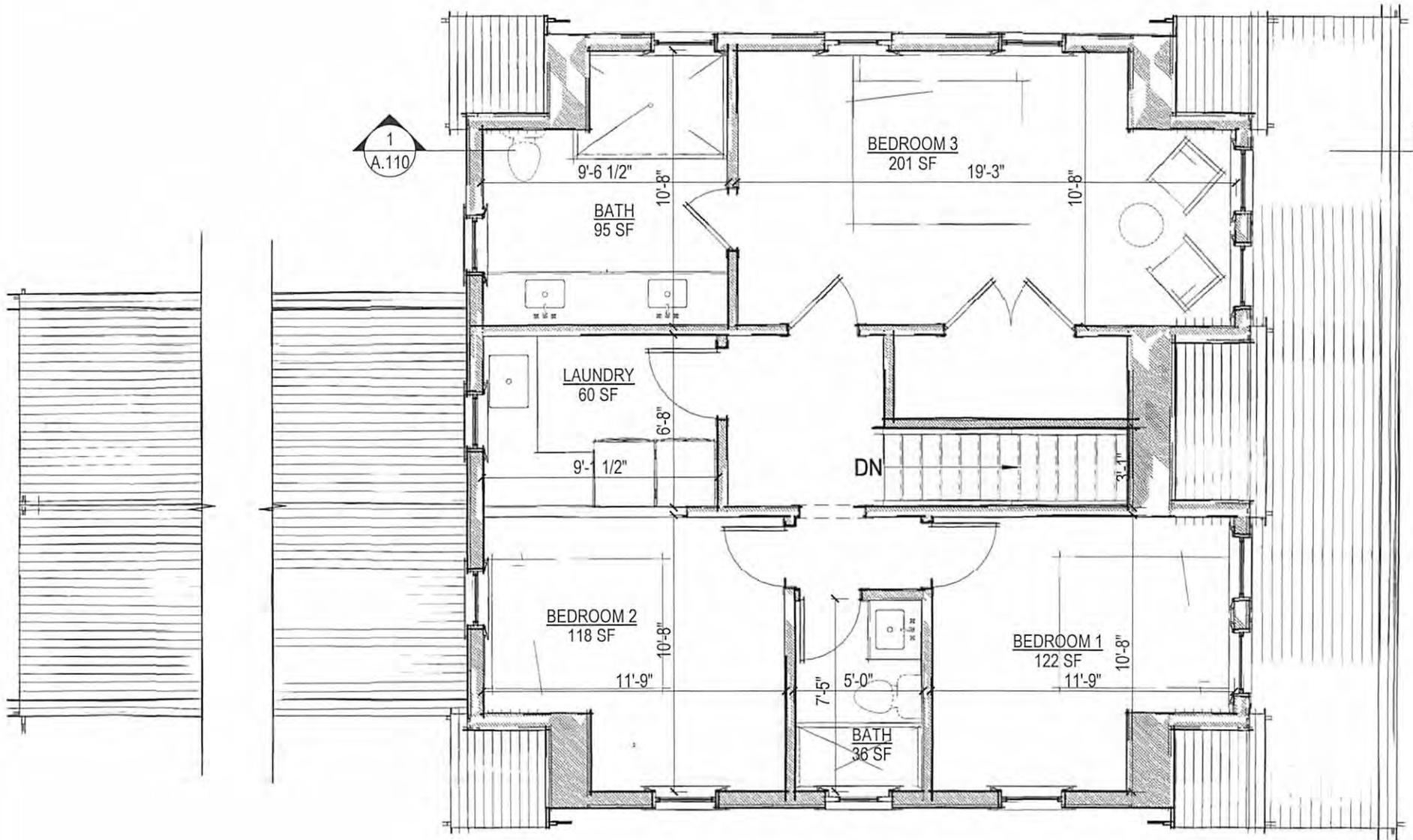
1ST FLOOR PLAN

3/16" = 1'-0"



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2ND FLOOR PLAN

3/16" = 1'-0"

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 Surfside Crossing
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STREET ELEVATION

3/16" = 1'-0"

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Surfside Crossing
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LEFT ELEVATION

Type "C" Five Bedroom, 1,241 GFA
Surfside Crossing
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RIGHT ELEVATION

Type "C" Five Bedroom, 1,241 GFA
Surfside Crossing
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REAR ELEVATION

$3/16" = 1'-0"$

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Surfside Crossing
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Type "C" Five Bedroom, 1,241 GFA
Surfside Crossing
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PERSPECTIVE VIEW



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Type "C" Five Bedroom, 1,241 GFA
 Surfside Crossing
 Nantucket, MA 02554

BUILDING SECTION

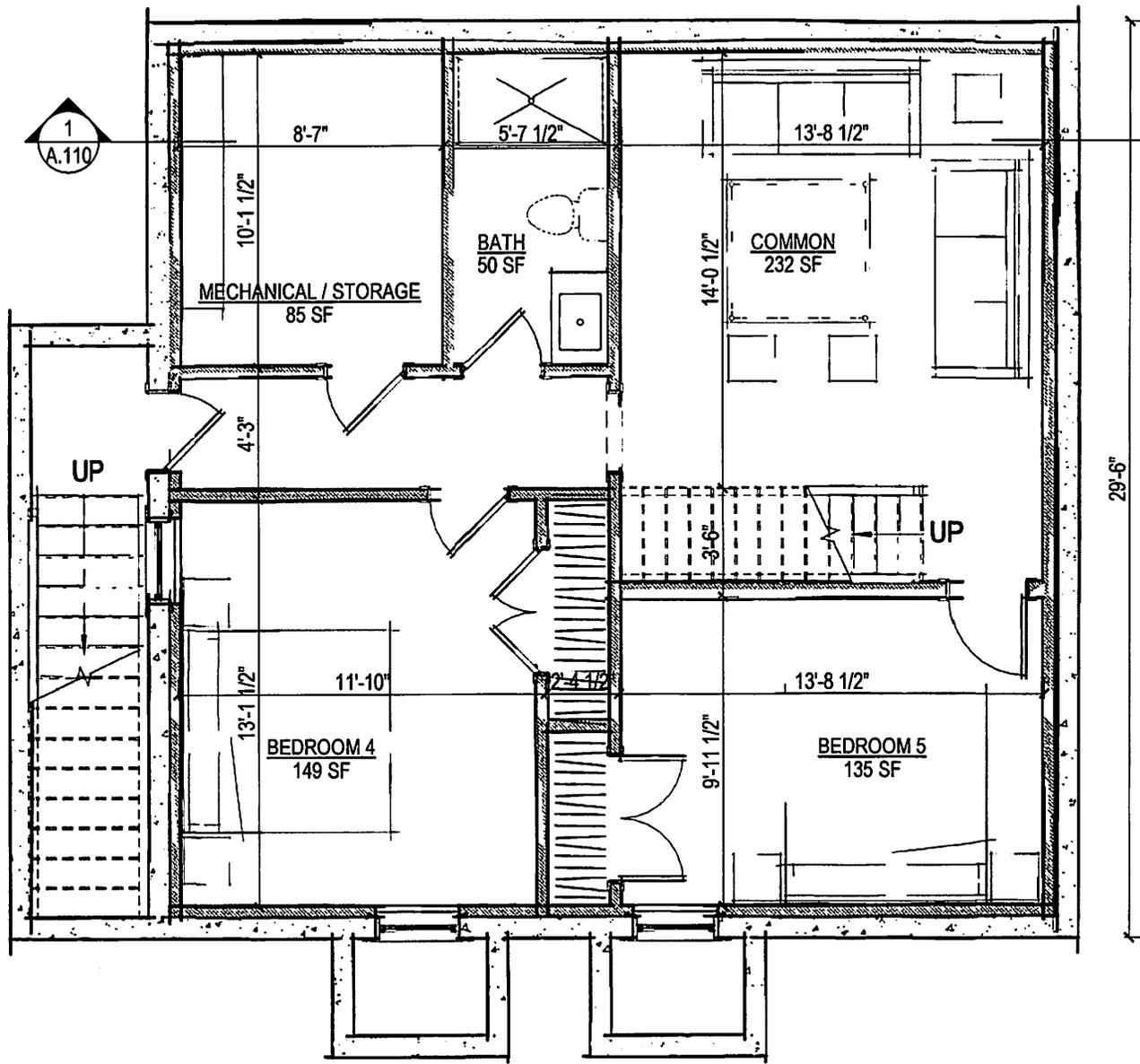
3/16" = 1'-0"



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Tab

CA



Type "C-A" Five Bedroom, 885 GFA
 Surfside Crossing
 Nantucket, MA 02554

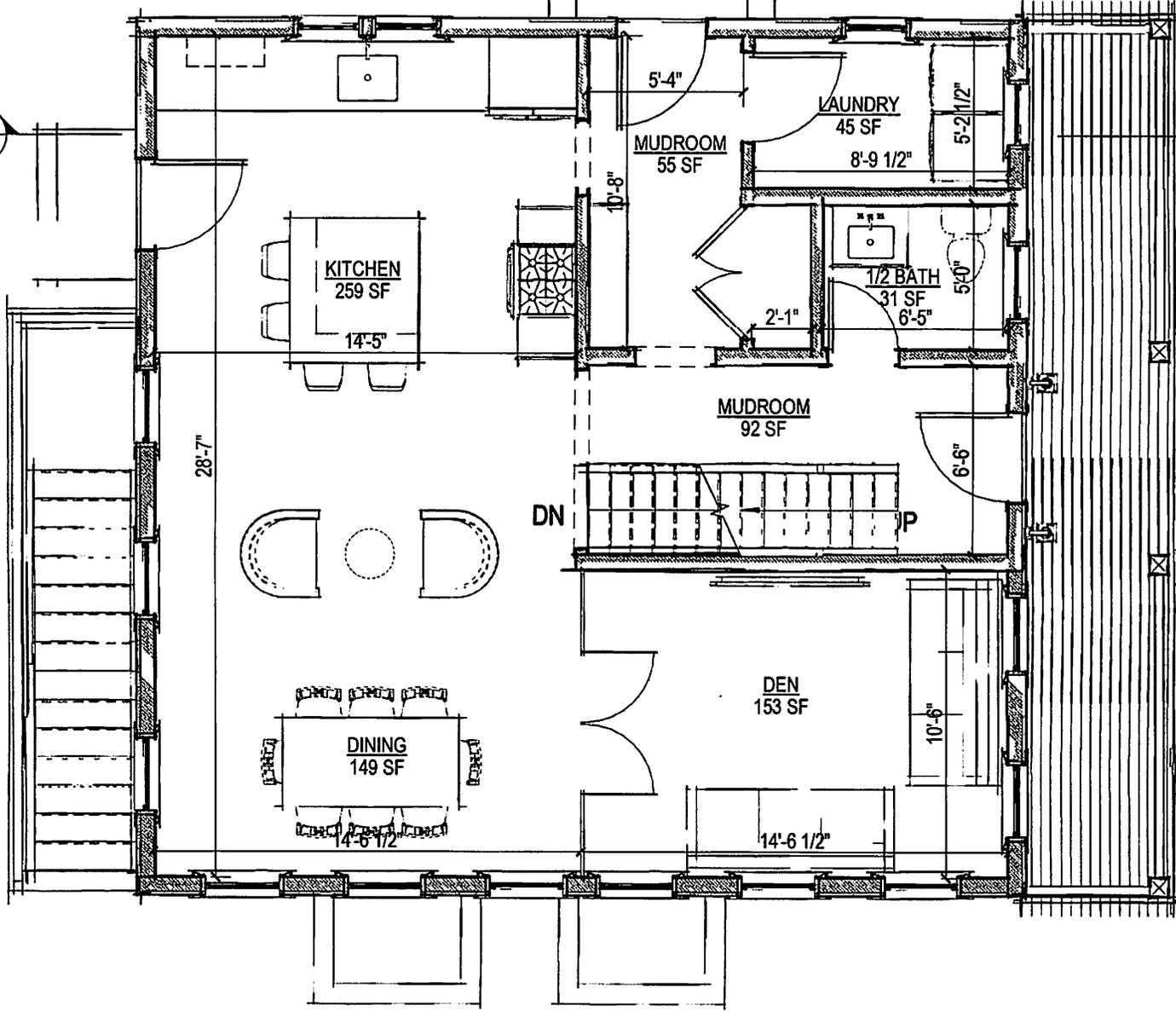
BASEMENT PLAN

3/16" = 1'-0"



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1
A.110



Type "C-A" Five Bedroom, 885 GFA
Surfside Crossing
Nantucket, MA 02554

1ST FLOOR PLAN

3/16" = 1'-0"



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1
A.110



2ND FLOOR PLAN

3/16" = 1'-0"

Type "C-A" Five Bedroom, 885 GFA
Surfside Crossing
Nantucket, MA 02554



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STREET ELEVATION

3/16" = 1'-0"

Type "C-A" Five Bedroom, 885 GFA
Surfside Crossing
Nantucket, MA 02554



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LEFT ELEVATION

3/16" = 1'-0"

Type "C-A" Five Bedroom, 885 GFA
Surfside Crossing
Nantucket, MA 02554



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RIGHT ELEVATION

$3/16" = 1'-0"$

Type "C-A" Five Bedroom, 885 GFA
Surfside Crossing
Nantucket, MA 02554



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REAR ELEVATION

$3/16" = 1'-0"$

Type "C-A" Five Bedroom, 885 GFA
Surfside Crossing
Nantucket, MA 02554



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PERSPECTIVE VIEW

Type "C-A" Five Bedroom, 885 GFA

Surfside Crossing
Nantucket, MA 02554



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BUILDING SECTION

3/16" = 1'-0"

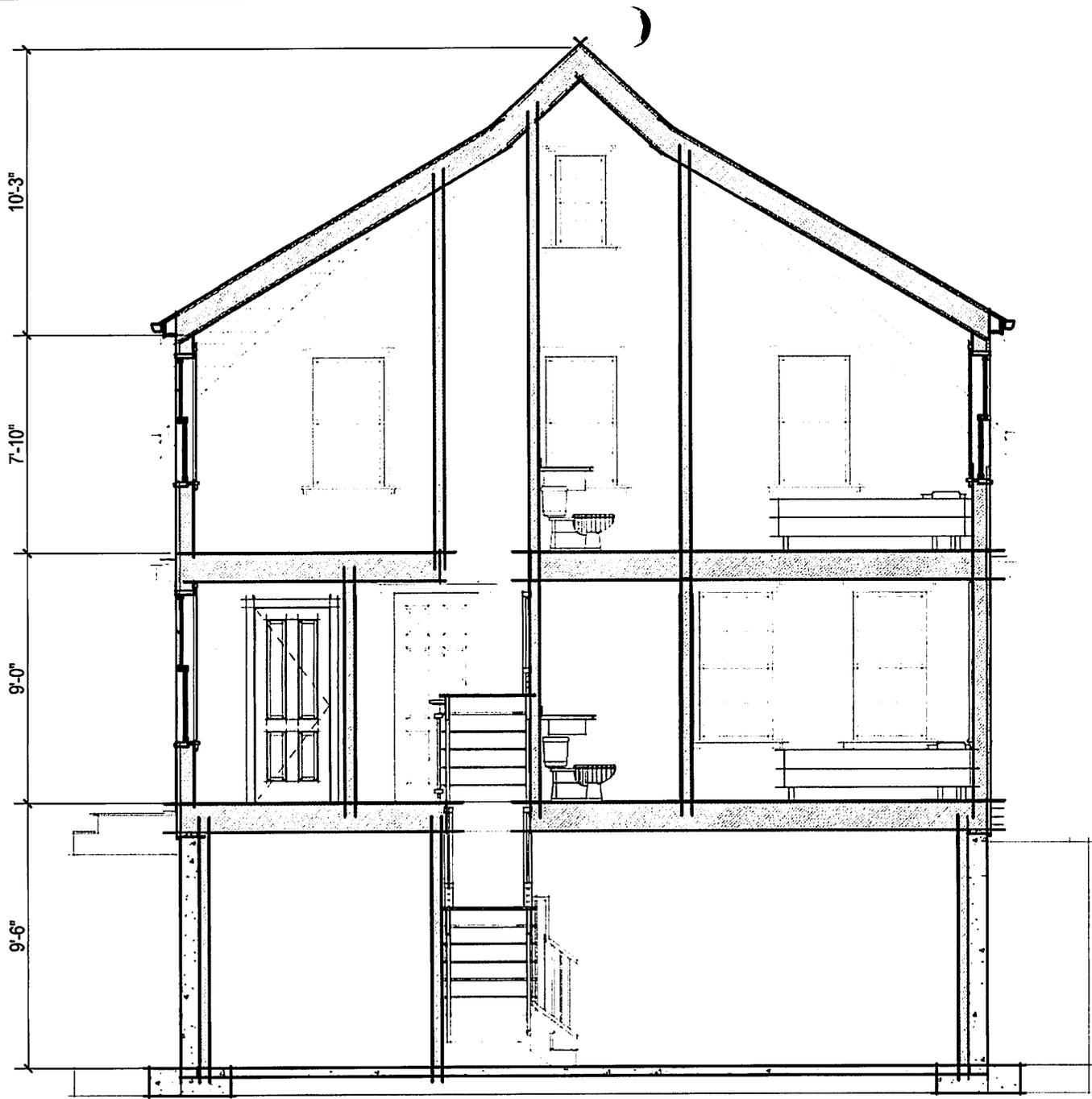
Single Family Type "C-A" - Five Bedroom, 885 GFA
Surfside Crossing
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Tab

D



Single Family, Type "D" Four Bedroom, 1,201 GFA
 Surfside Crossing
 Nantucket, MA 02554

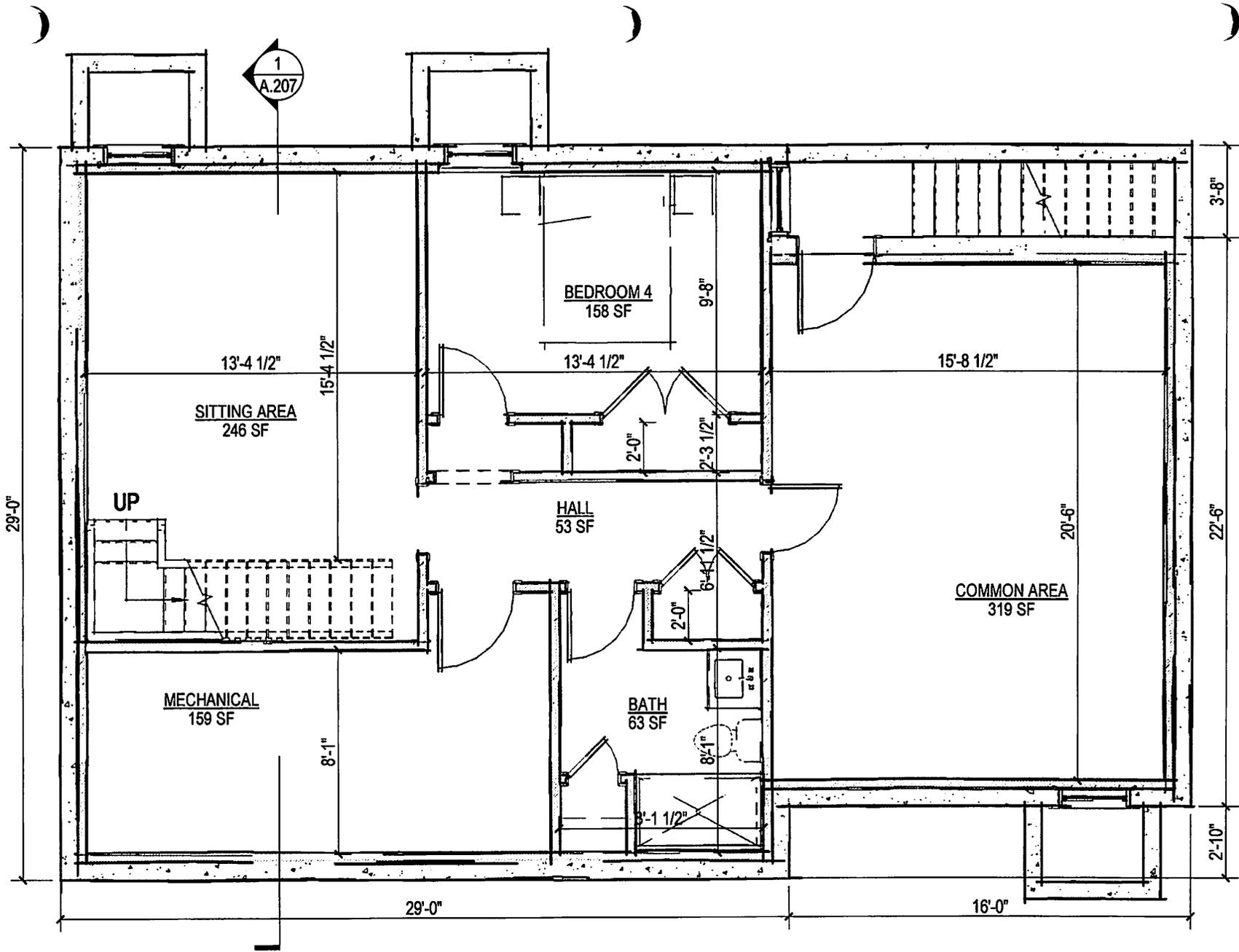
BUILDING SECTION

3/16" = 1'-0"



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Single Family, Type "D" Four Bedroom, 1,201 GFA
 Surfside Crossing
 Nantucket, MA 02554

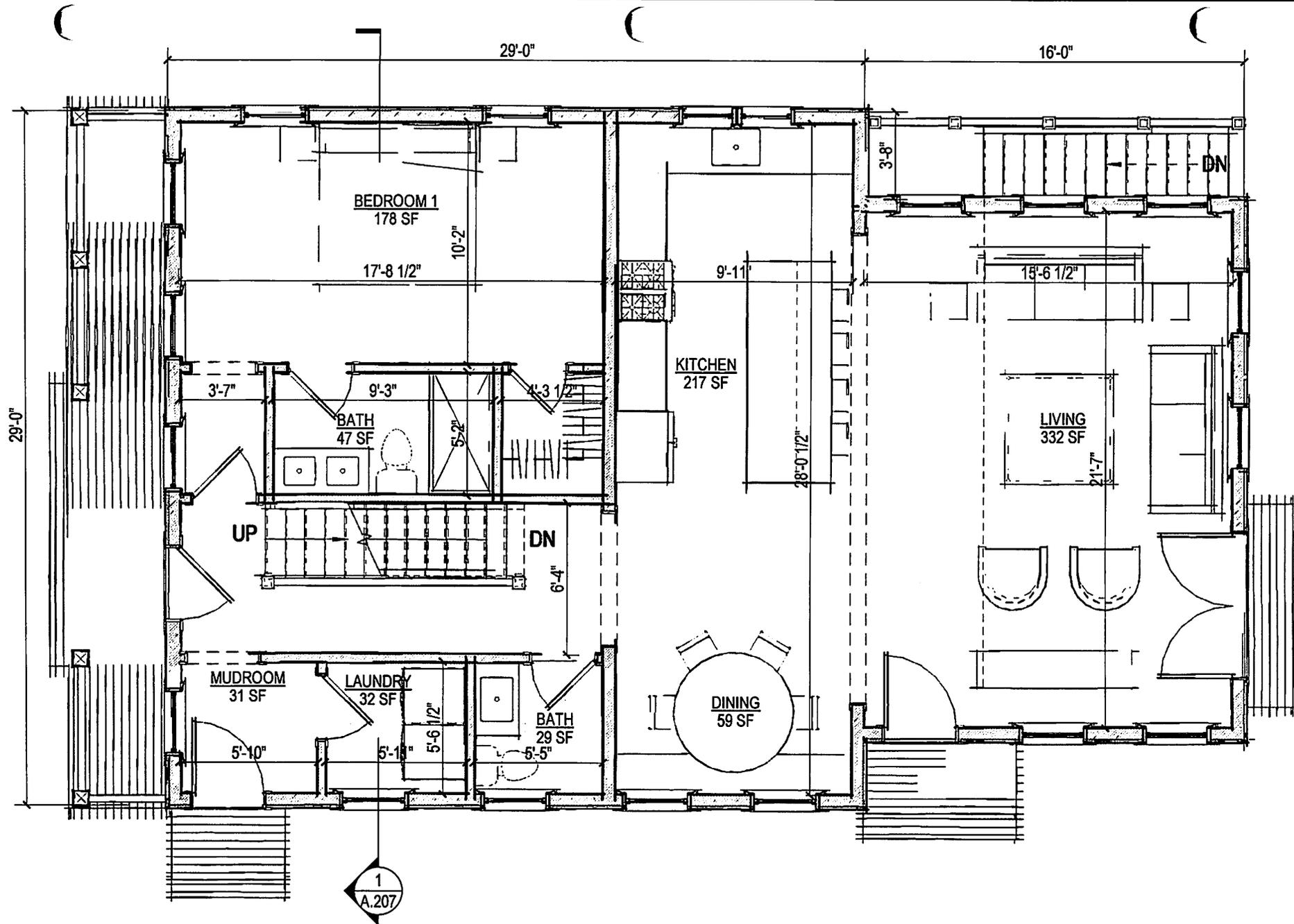
BASEMENT PLAN

3/16" = 1'-0"



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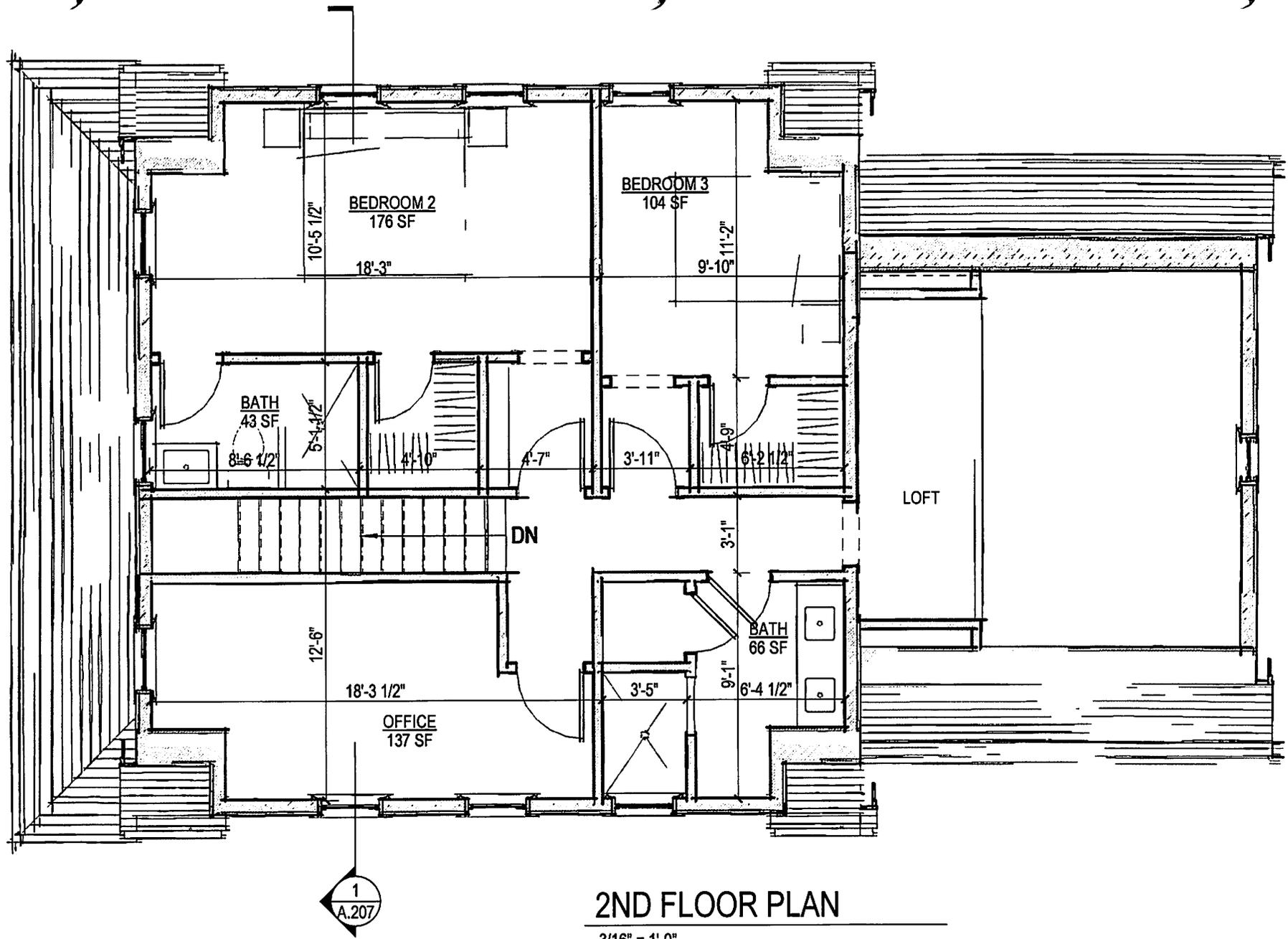
Single Family, Type "D" Four Bedroom, 1,201 GFA
 Surfside Crossing
 Nantucket, MA 02554

FIRST FLOOR PLAN

3/16" = 1'-0"



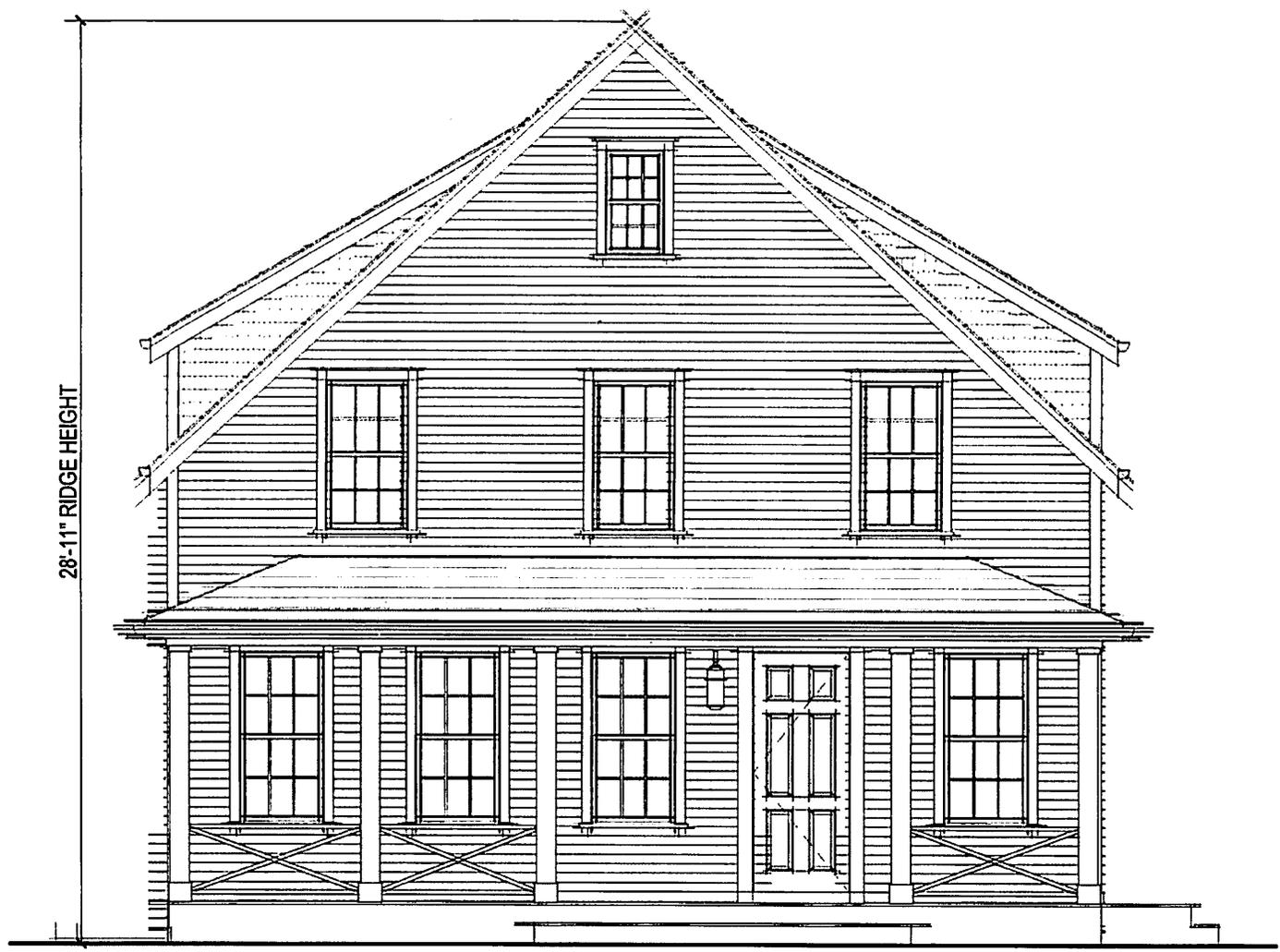
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Single Family, Type "D" Four Bedroom, 1,201 GFA
 Surfside Crossing
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STREET ELEVATION

3/16" = 1'-0"

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Surfside Crossing
Nantucket, MA 02554



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RIGHT ELEVATION

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Nantucket, MA 02554



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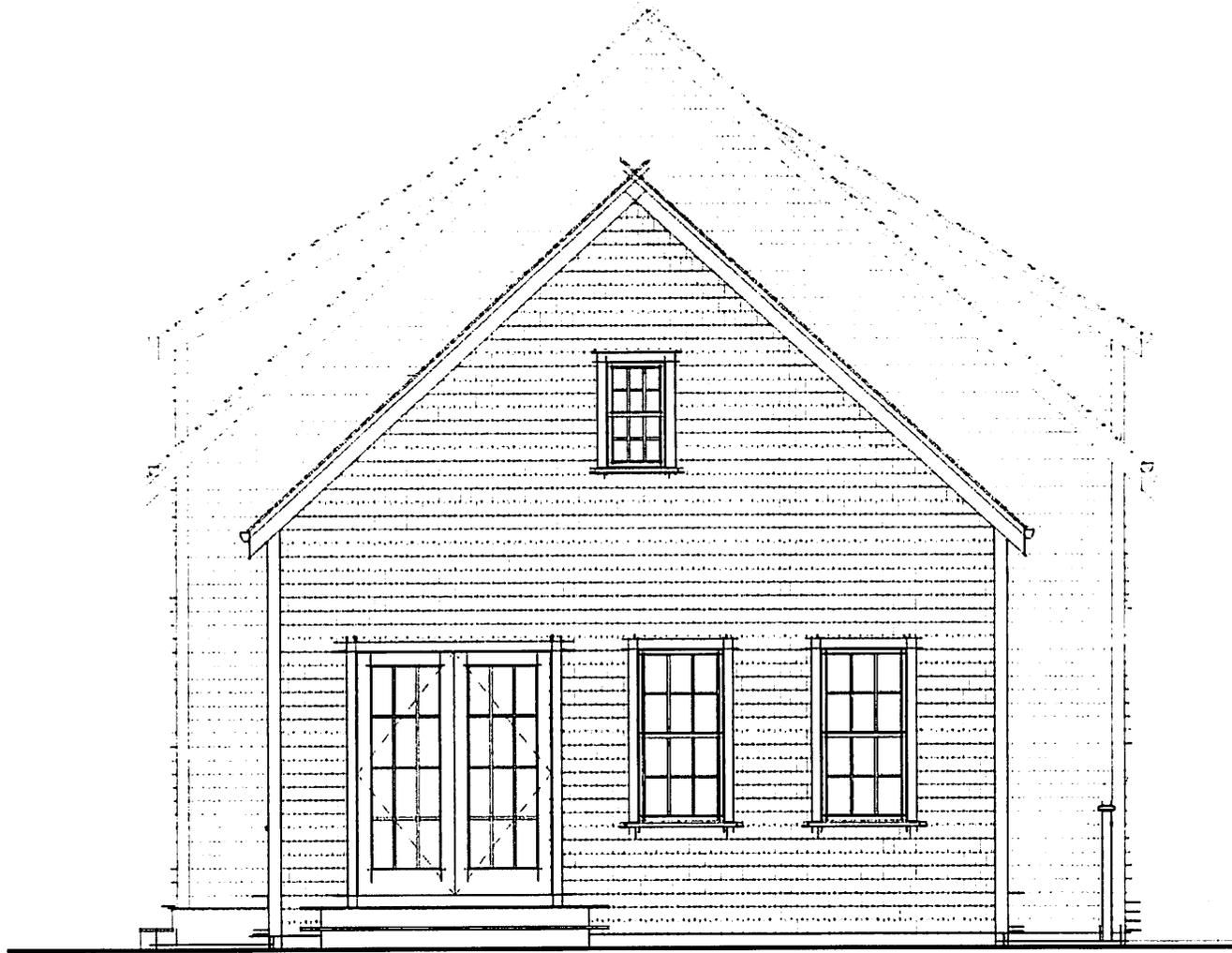
LEFT ELEVATION

3/16" = 1'-0"

Single Family, Type "D" Four Bedroom, 1,201 GFA
Surfside Crossing
Nantucket, MA 02554



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REAR ELEVATION

$3/16" = 1'-0"$

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Surfside Crossing
Nantucket, MA 02554



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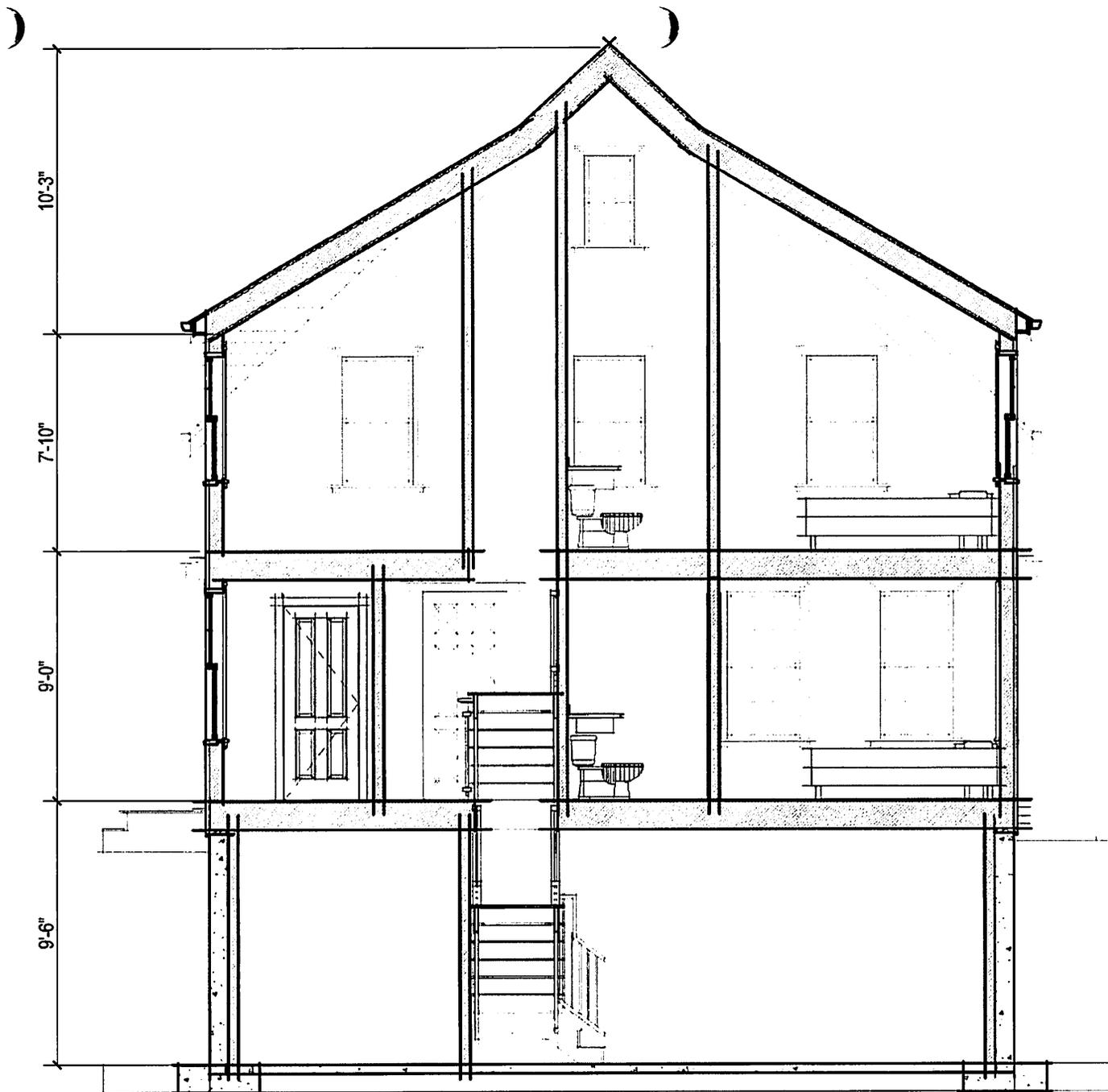


PERSPECTIVE VIEW

Single Family, Type "D" Four Bedroom, 1,201 GFA
Surfside Crossing
Nantucket, MA 02554



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Single Family, Type "D" Four Bedroom, 1,201 GFA
Surfside Crossing
Nantucket, MA 02554

BUILDING SECTION

3/16" = 1'-0"

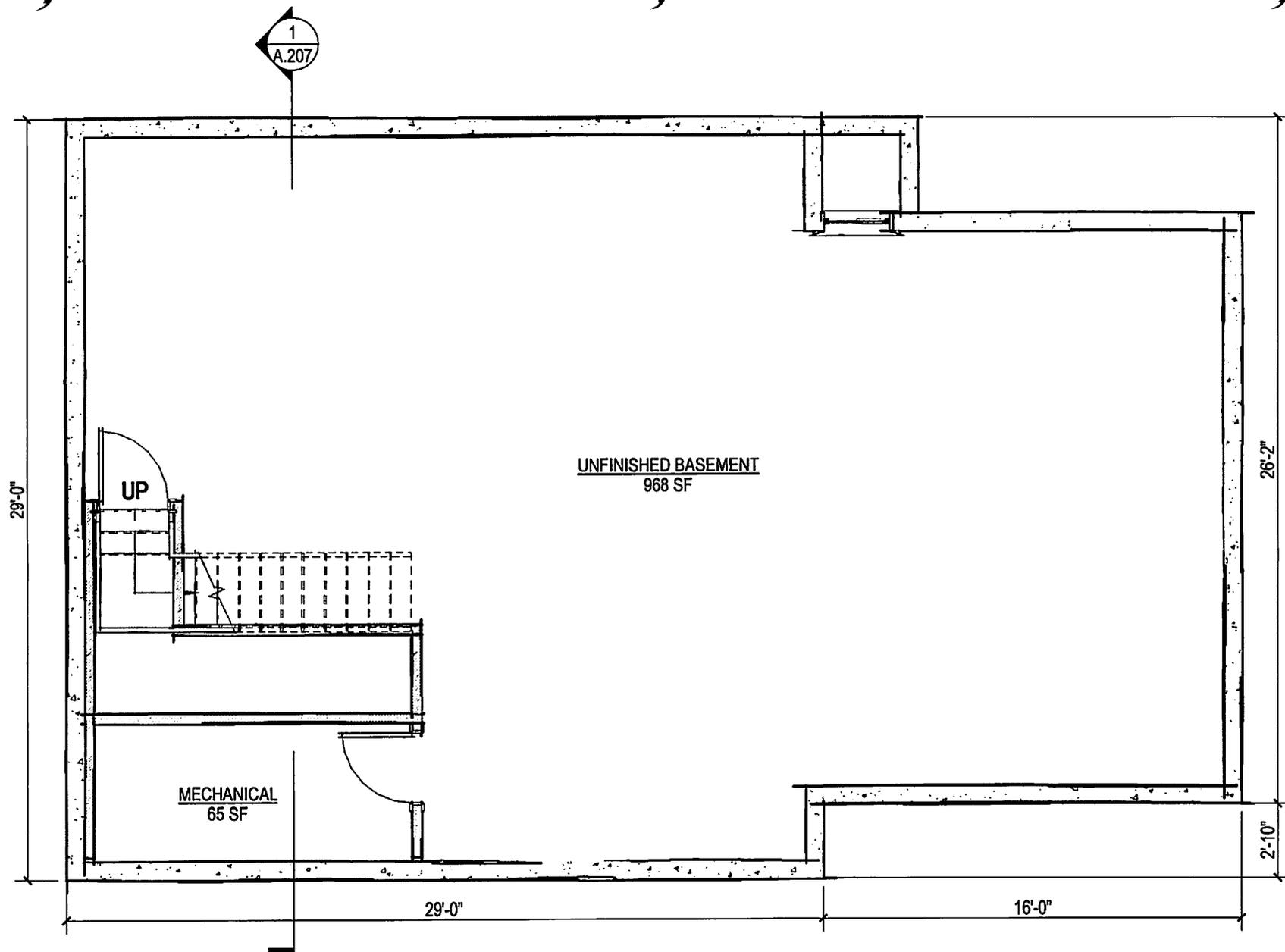


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Tab

DA



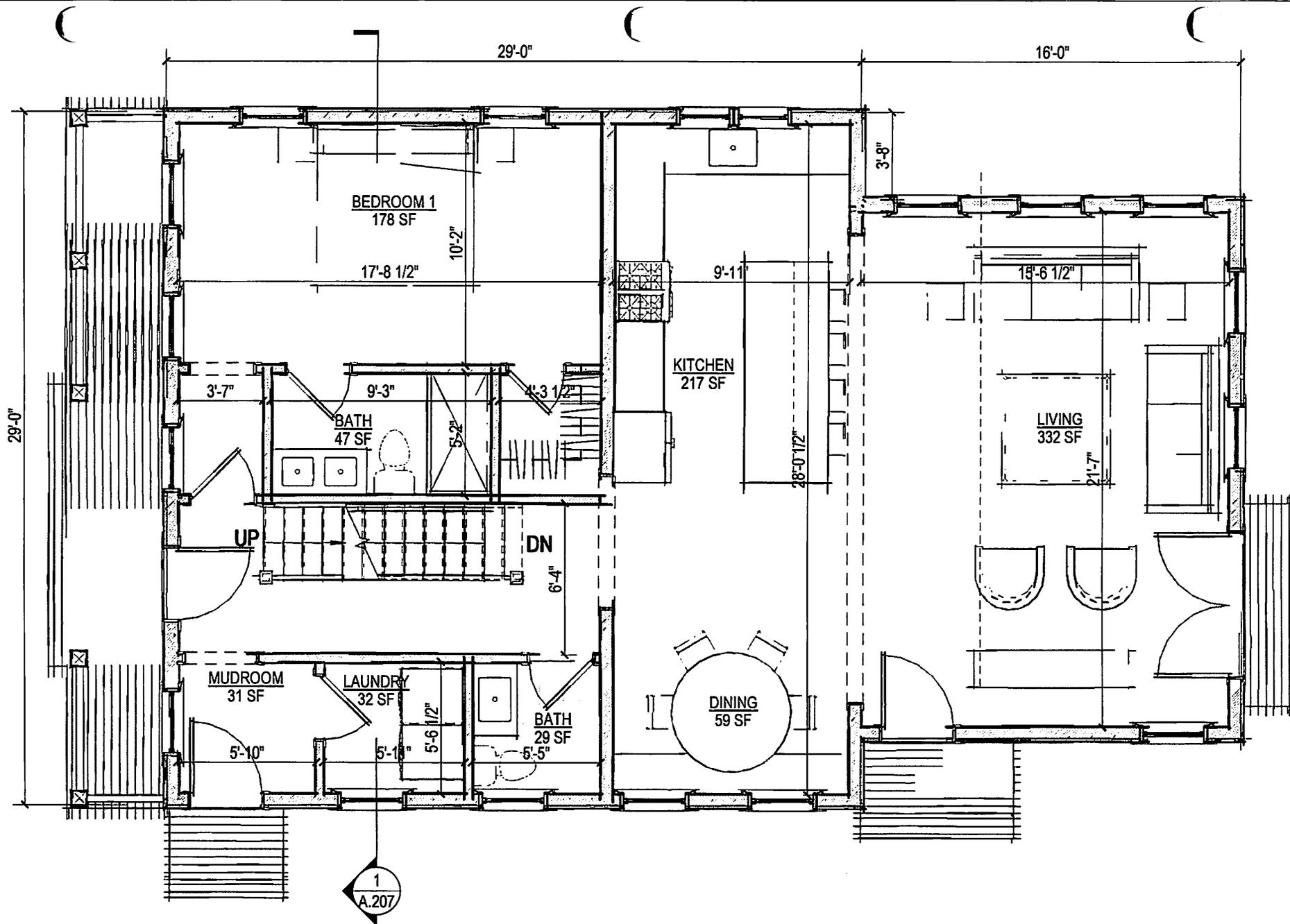
Single Family, Type "D-A" Tree Bedroom, 1,201 GFA
 Surfside Crossing
 Nantucket, MA 02554

BASEMENT PLAN

3/16" = 1'-0"



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FIRST FLOOR PLAN

3/16" = 1'-0"

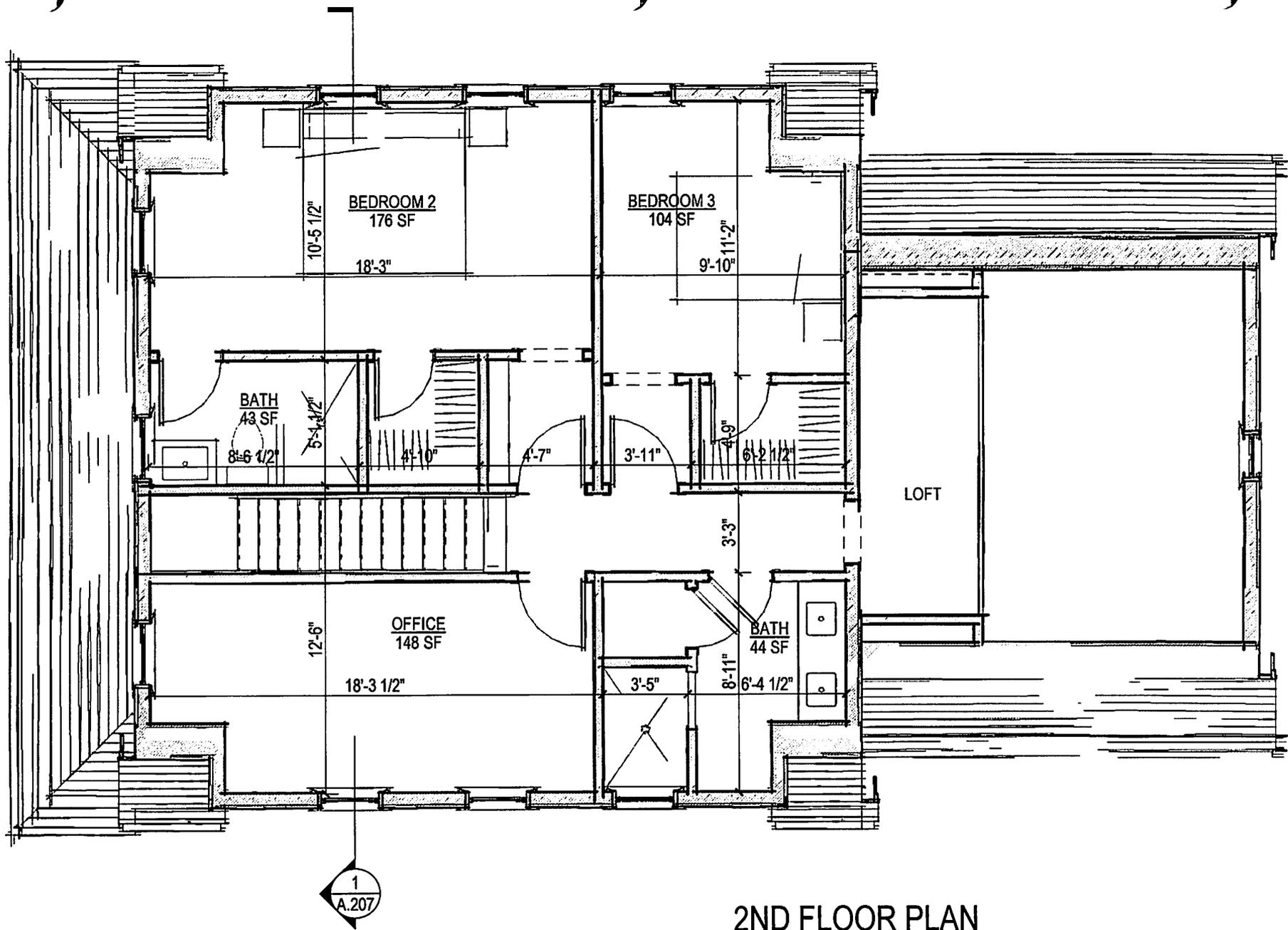
Single Family, Type "D-A" Tree Bedroom, 1,201 GFA

Surfside Crossing
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2ND FLOOR PLAN

3/16" = 1'-0"

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 Surfside Crossing
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STREET ELEVATION

3/16" = 1'-0"

Single Family, Type "D-A" Tree Bedroom, 1,201 GFA
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RIGHT ELEVATION

$3/16" = 1'-0"$

Single Family, Type "D-A" Tree Bedroom, 1,201 GFA
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LEFT ELEVATION

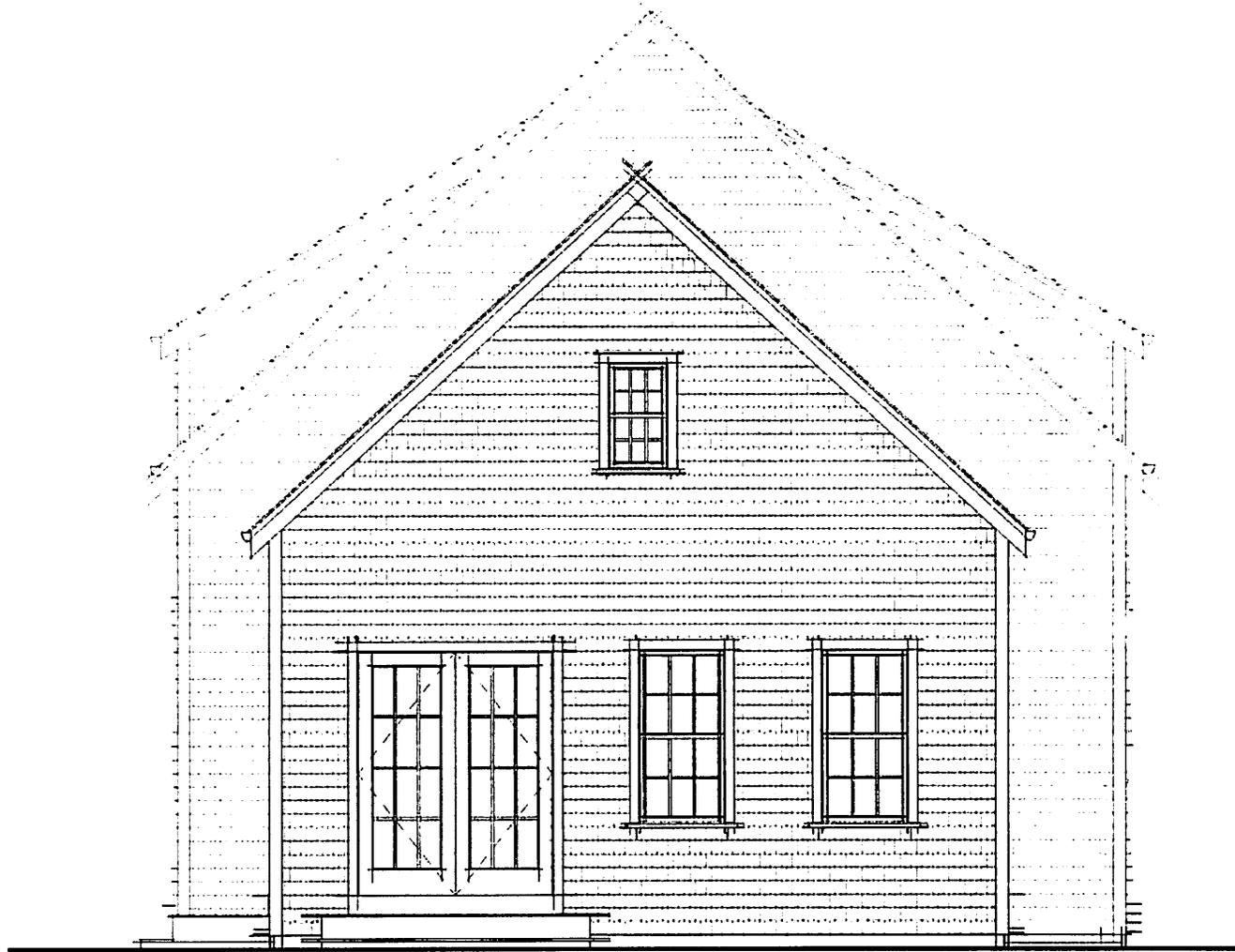
3/16" = 1'-0"

Single Family, Type "D-A" Tree Bedroom, 1,201 GFA
Surfside Crossing
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REAR ELEVATION

3/16" = 1'-0"

Single Family, Type "D-A" Tree Bedroom, 1,201 GFA
Surfside Crossing
Nantucket, MA 02554



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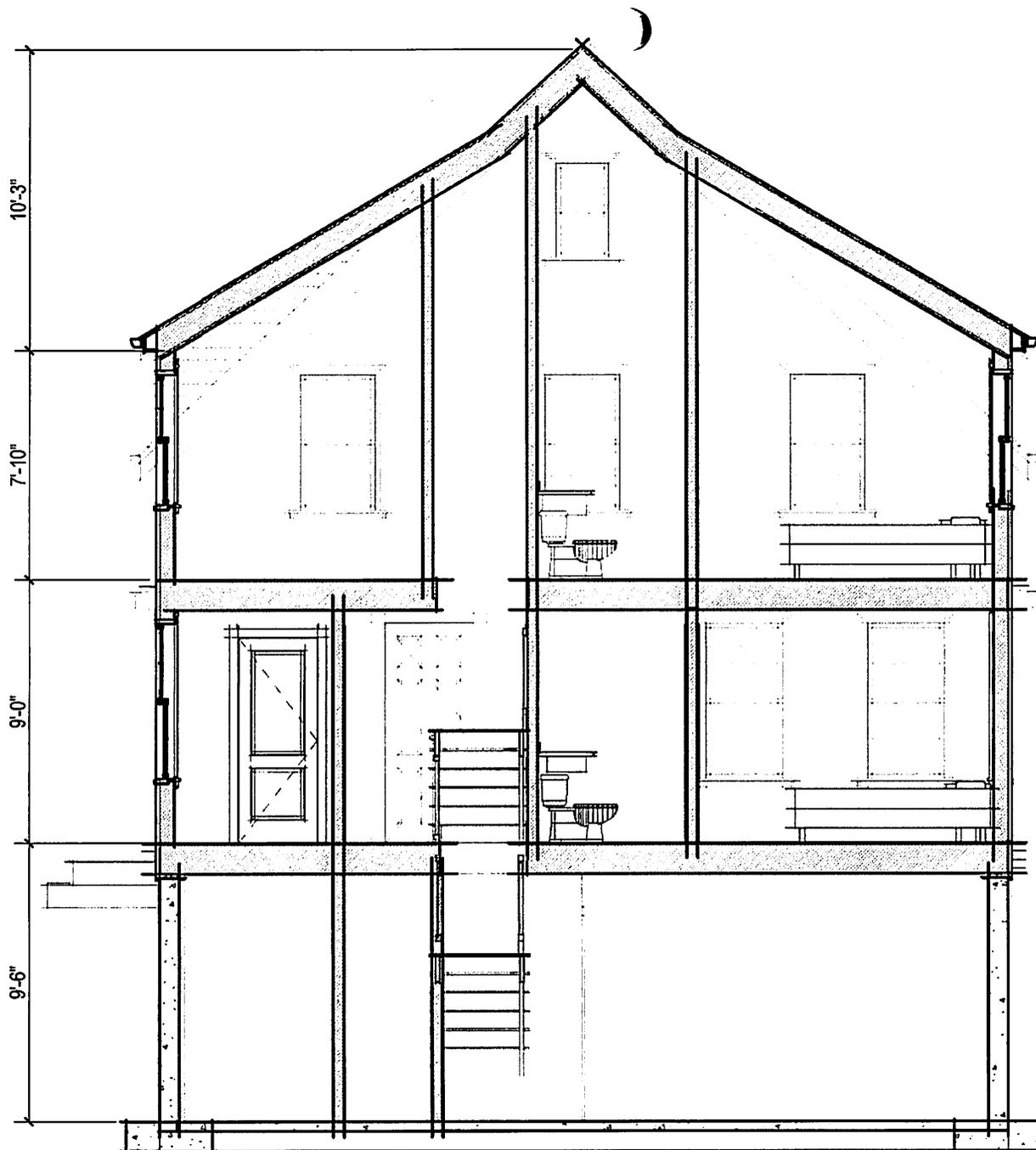


PERSPECTIVE VIEW

Single Family, Type "D-A" Tree Bedroom, 1,201 GFA
Surfside Crossing
Nantucket, MA 02554



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Single Family, Type "D-A" Tree Bedroom, 1,201 GFA

Surfside Crossing
Nantucket, MA 02554

BUILDING SECTION

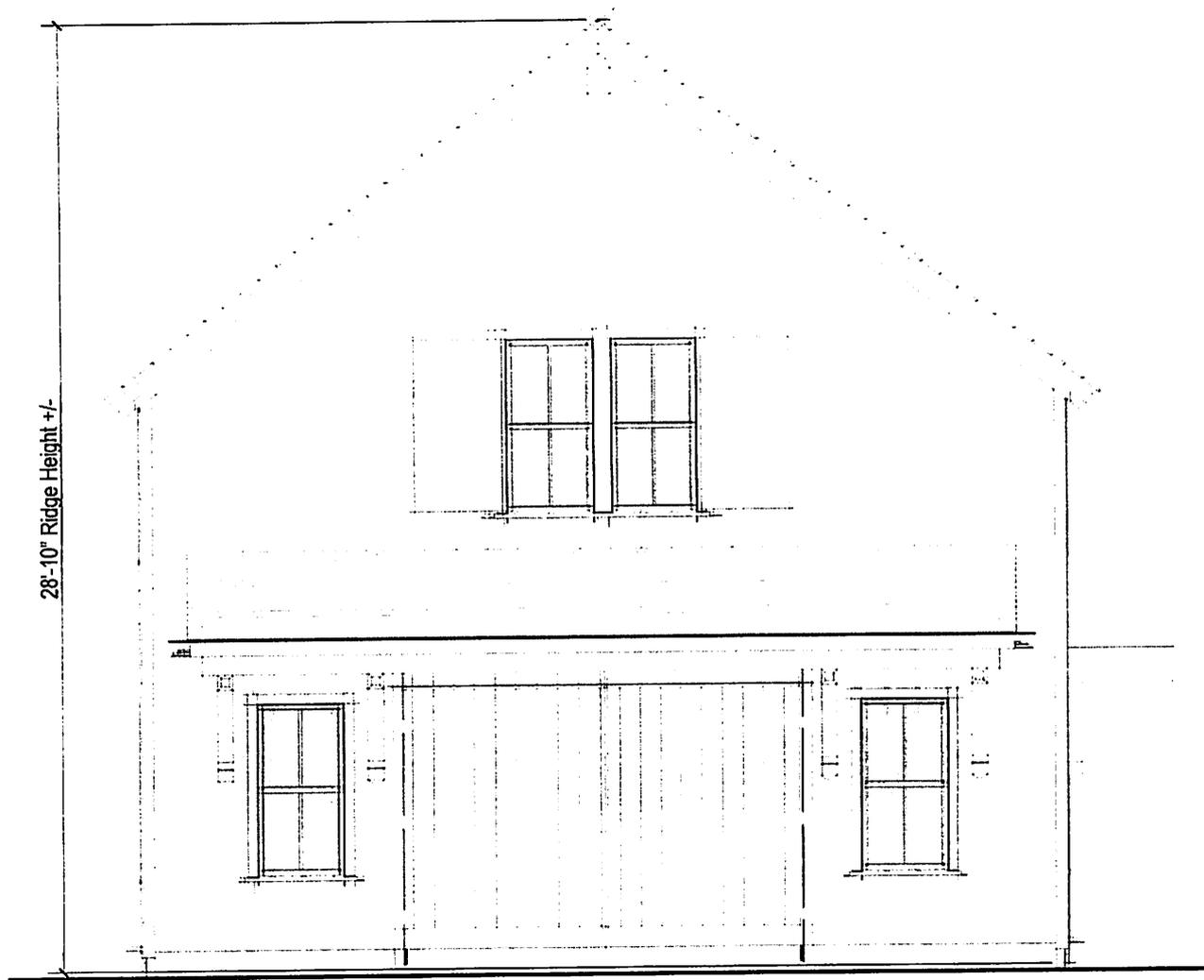
3/16" = 1'-0"



8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Tab

Barn



FRONT ELEVATION

3/16" = 1'-0"

Maintenance Barn, 1,120 GFA
Surfside Crossing
Nantucket, MA 02554



8 Williams Lane Nantucket, MA 02554
P. 508.325.4895
F. 508.325.6980
www.emeritusdevelopment.com



RIGHT ELEVATION

3/16" = 1'-0"

Maintenance Barn, 1,120 GFA

Surfside Crossing
Nantucket, MA 02554



8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

5

5

5



LEFT ELEVATION

3/16" = 1'-0"

Maintenance Barn, 1,120 GFA
Surfside Crossing
Nantucket, MA 02554



8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



REAR ELEVATION

3/16" = 1'-0"

Maintenance Barn, 1,120 GFA
Surfside Crossing
Nantucket, MA 02554



8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Tab 3.3

Narrative

Narrative Description of Design Approach Fig: 3.3

The preliminary site design as shown in the Preliminary Architectural Plans, identifies four structures (A, B, C, and D) of varying size across fifty lots. The intent of the design was to integrate a higher density of residential units into a familiar urban fabric drawing from existing affordable developments on the island as well as from residential single-family homes in the area. We considered the value of "street scape" and the vitality associated with what might often be overlooked elements of an active street or boulevard. It was important to understand the layers of public and private spaces that help cultivate a communal experience.

The integration of on-street parking, sidewalks, strategic vegetation, and pedestrian amenities such as bike racks and benches, are intended to create a sound and comfortable atmosphere. The road is designed to be two-way with traffic circulating in from South Shore Road through the site and then back onto South Shore Road. This circulation is intended to minimize/regulate the impact of traffic on both the site and on the neighborhood.

Two pocket parks and two large green belts are incorporated in addition to the required green buffer adjacent to South Shore Road. The off-street parking is grouped and located out-of-sight behind the larger buildings. We would like single-family homes to be pre-approved for single-car garages or garden sheds so long as it does not incur excess to allowable ground cover. The community is ideal for recreation with direct access to bike paths leading to the island beaches and major shops as well as public transportation stops.

The primary layout is comprised of four structures (Models A, B, C, D) ranging in size from 5,000 - 3,000 sq ft. These same structures form the basis for design of the accessible housing. Accessible dwellings for models A, B, and D differ by leaving basements unfinished, while model C features a finished basement but excludes the living room and second floor massing area. The models are lined along new interior roads that promise to support the necessary functions of its' inhabitants while setting the stage for usable and interactive experience.

The largest structures are "L" shaped to provide screening not only from parking but also for this micro-community's pool and park access. This layout also helps define a common park area that fronts on two sides creating a green belt effect. This feature occurs in two areas on the site, the second of which is the flanking side of the neighborhood mirroring this configuration for the concentration of single family/town homes. Where feasible, the design solution plans to integrate a number of energy consumption mitigation strategies through accessible and flexible products and mechanical system.

The structures as presented within the 30' ridge height and follow Nantucket Historic District Commission (HDC) general guidelines regarding window type, exterior trim detail and massing.

Tab 3.4

Site Information

Tabular Zoning Analysis Fig: 3.4

Site Information

Surfside Crossing – Zoning Analysis Multi Family Parcel

Zoning District: Residence (LUG-2)

	Required	Proposed	Compliance
Minimum Lot Area	80,000 sf	157,307 sf	Yes
Lot Area per dwelling	-	2,185 sf	-
Minimum frontage	150'	297'	Yes
Min. Front Yard Setback	35'	45'	Yes
Min. Side Yard Setback	15'	10'	By Waiver
Min. Rear Yard Setback	15'	50'	Yes
Max. Building Height	30'	30'	Yes
Ground Cover Ratio	4% (max)	21%	By Waiver
Permitted Use	Single Family	6- 12 Unit Condo Buildings	By Waiver
Parking	1 space / bedroom ¹ 108	146	Yes
Flood Plain District	NA		
Other			

(Footnotes)

1 Based upon Garage Apartment parking requirements per the Zoning Bylaws

Tabular Zoning Analysis Fig: 3.4

Site Information

Surfside Crossing – Zoning Analysis Single Family Parcel

Zoning District: Residence (LUG-2)

	Required	Proposed	Compliance
Minimum Lot Area	80,000 sf	3,791	By Waiver
Minimum frontage	150'	0'	By Waiver
Min. Front Yard Setback	35'	5'	By Waiver
Min. Side Yard Setback	15'	5'	By Waiver
Min. Rear Yard Setback	15'	10'	By Waiver
Max. Building Height	30'	30'	Yes
Ground Cover Ratio	4% (max)	50%	By Waiver
Permitted Use	Single Family	Single Family	Yes
Parking	2 spaces/dwelling	2 spaces/dwelling	Yes
Flood Plain District	NA		
Other			

Tab 3.5



Tab 4.1

Evidence of Site Control

Evidence of Site Control (required) Fig: 4.1

Bk: 01612 Pg: 62



Bk: 1612 Pg: 62 Page: 1 of 5
Doc: DD 10/03/2017 11:53 AM

DEED

PHILIP M. McLAUGHLIN and ELLEN R. MALCOLM, as Trustees of the BARBARA R. MALCOLM REALTY TRUST under Declaration of Trust dated July 21, 1983, recorded with Nantucket Deeds in Book 433, Page 200 and

ELLEN R. MALCOLM and PHILIP M. McLAUGHLIN, as Trustees of WINDOM REALTY TRUST under Declaration of Trust dated November 13, 2002, recorded with Nantucket Deeds in Book 789, Page 292

for consideration paid in the amount of \$4,050,000.00,

grant to SURFSIDE CROSSING LLC, a Massachusetts limited liability company, with a mailing address of c/o Vaughan, Dale, Hunter and Beaudette, P.C., 2 Whaler's Lane, Nantucket, Massachusetts 02554, with QUITCLAIM COVENANTS,

PARCEL ONE (3 South Shore Road)

That certain parcel of vacant land situated in Nantucket, Nantucket County, Massachusetts, now known and numbered as 3 South Shore Road, bounded and described as follows:

EASTERLY by South Shore Road, one hundred ninety-five and 57/100 (195.57) feet;

SOUTHERLY by Lot 3 on plan hereinafter mentioned, five hundred eighty-two and 76/100 (582.76) feet;

Evidence of Site Control (required) Fig: 4.1

Blk: 01612 Pg: 63

SOUTHERLY by land now or formerly of Water J. Cairnes, five hundred seventy and 05/100 (570.05) feet;

NORTHWESTERLY by lands now or formerly of Andrew C. Malcolm and now or formerly of Barbara H. and Ellen R. Malcolm, four hundred sixty-four and 84/100 (464.84) feet; and

NORTHERLY by land now or formerly of Nantucket Housing Authority, one thousand sixty-three 77/100 and (1,063.77) feet.

Said land is shown as Lot 4 on plan prepared by Hart-Blackwell & Associates dated August 13, 1990, recorded with Nantucket Deeds in Book 25, Page 50. Said land contains 350,522 square feet, more or less, according to said plan.

PARCEL TWO (5 South Shore Road)

That certain parcel of vacant land situated in Nantucket, Nantucket County, Massachusetts, now known and numbered as 5 South Shore Road, bounded and described as follows:

EASTERLY by South Shore Road, one hundred thirty and 00/100 (130.00) feet;

SOUTHERLY by Lot 2 on plan hereinafter mentioned, five hundred sixty-six and 64/100 (566.64) feet;

WESTERLY one hundred forty-nine and 08/100 (149.08) feet, and

NORTHERLY five hundred eighty-two and 76/100 (582.76) feet, by Lot 4 on said plan.

Said land is shown as Lot 3 on plan prepared by Hart-Blackwell & Associates dated August 13, 1990, recorded with Nantucket Deeds in Book 25, Page 50. Said land contains 80,018 square feet, more or less, according to said plan.

PARCEL THREE (7 South Shore Road)

That certain parcel of vacant land situated in Nantucket Nantucket

Evidence of Site Control (required) Fig: 4.1

Bk: 01612 Pg: 64

EASTERLY by South Shore Road, one hundred thirty-eight and 75/100 (138.75) feet;

SOUTHERLY by Lot 1 on plan hereinafter mentioned, five hundred fifty-five and 99/100 (555.99) feet;

WESTERLY by Lot 4 on said plan, one hundred seven and 83/100 (107.83) feet; and

NORTHERLY by Lot 3 on said plan, five hundred sixty-six and 64/100 (566.64) feet.

Said land is shown as Lot 2 on plan prepared by Hart-Blackwell & Associates dated August 13, 1990, recorded with Nantucket Deeds in Book 25, Page 50. Said land contains 80,062 square feet, more or less, according to said plan.

PARCEL FOUR (9 South Shore Road)

That certain parcel of vacant land situated in Nantucket, Nantucket County, Massachusetts, now known and numbered as 9 South Shore Road, bounded and described as follows:

EASTERLY by South Shore Road, one hundred twenty and 94/100 (120.94) feet;

SOUTHERLY five hundred thirty-four and 54/100 (534.54) feet, and

WESTERLY one hundred seventy-five and 00/100 (175.00) feet, by land now or formerly of Walter J. Cairnes; and

NORTHEASTERLY by Lot 2 on plan hereinafter mentioned, five hundred fifty-five and 99/100 (555.99) feet.

Said land is shown as Lot 1 on plan prepared by Hart-Blackwell & Associates dated August 13, 1990, recorded with Nantucket Deeds in Book 25, Page 50. Said land contains 80,042 square feet, more or less, according to said plan.

Said land is conveyed subject to real estate taxes assessed by the Town of Nantucket for the fiscal year 2018 commencing on July 1

Section 4: Site Control

Required Attachments Relating to Section 4

Evidence of Site Control (required) Fig: 4.1

Bk: 01612 Pg: 65

For title to Parcels One and Four, see Deed recorded with Nantucket Deeds in Book 433, Page 207 and for title to Parcels Two and Three, see Deed recorded with Nantucket Deeds in Book 789, Page 297.

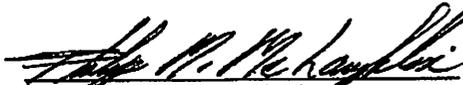
The Grantors hereby certify that no beneficiary, nor a spouse, civil union partner, ex-spouse or ex-civil union partner of a beneficiary of Malcolm Nominee Trust or Windom Realty Trust, occupies or intends to occupy the land as a principal residence or is entitled to claim the benefit of an existing estate of homestead in the property by court order or otherwise.

We hereby certify that we are the present Trustees of Barbara H. Malcolm Realty Trust and of the Windom Realty Trust, which are in full force and effect, have not been amended nor revoked, and have not terminated; and that we have been duly authorized to execute and deliver this instrument according to its terms and content by the holders of all of the beneficial interest in said Trusts, none of the holders being under any disability to act, and none of the holders being a corporation which is disposing of all or substantially all of its property situated in Massachusetts.

Executed and sealed on September 21, 2017.

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #18-001
Date: 10/03/2017 11:53 AM
Orig# 483088 28888 Doc# 00002988
Fee: \$18,488.00 Cons: \$4,050,000.00

NANTUCKET LAND BANK CERTIFICATE	
<input checked="" type="checkbox"/> Paid \$ 81000.00	
<input type="checkbox"/> Exempt	
<input type="checkbox"/> Non-applicable	
28972	10/3/17
No.	Date
Authorization	SM


Philip M. McLaughlin as
Trustee of the Barbara R.
Malcolm Realty Trust


Ellen R. Malcolm, as Trustee
of the Barbara R. Malcolm
Realty Trust


Ellen R. Malcolm, as Trustee
of the Windom Realty Trust


Philip M. McLaughlin as

Philip M. McLaughlin and Ellen R. Malcolm Deed
Source: Mass Land Records

Evidence of Site Control (required) Fig: 4.1

Bk: 01612 Pg: 66

STATE OF Utah

Summit, ss.

On this 21 day of September, 2017, before me, the undersigned notary public, personally appeared Philip M. McLaughlin, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was Florida State Drivers License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he signed voluntarily, as his free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



[Signature]
Notary Public

My commission expires:

STATE OF ~~UTAH~~ Washington DC

Washington DC, ss.

On this 20 day of September, 2017, before me, the undersigned notary public, personally appeared ~~Philip M. McLaughlin~~ and Ellen R. Malcolm, Trustees as aforesaid, proved to me through satisfactory evidence of identification, which was Washington DC Drivers License, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that she signed voluntarily, as her free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

[Signature]
Notary Public

NOTARICET COUNTY Received & Entered
Attest: Jennifer H. Ferreira Registrar of Deeds

Philip M. McLaughlin and Ellen R. Malcolm Deed
Source: Mass Land Records

Tab 5.1

Fund Letter

New England Fund Letter of Interest Fig: 5.1



November 20, 2017

Joshua C. Posner
Surfside Crossing, LLC
32 Arlington Street
Cambridge, MA 02140

RE: Commercial Real Estate Financing

Dear Josh:

I am writing to confirm Hingham Savings' ("HIFS") interest and willingness to work with you on the development of the properties located at 3, 5, 7 & 9 South Shore Road, Nantucket, MA (the "Project.")

Based on my preliminary discussions with you regarding the Project and my preliminary underwriting, I would be interested in working with you along the lines of a phased construction loan at the Project. Total loan amount will be subject to full underwriting, due diligence and approvals, and I would confirm with you a final proposed loan amount and terms prior to presenting to Executive Committee and Board of Directors for approval.

As you know, HIFS has had an excellent track record with you and your investment partner, Odyssey Real Estate, LLC, since 2014, at which time we financed a first phase of construction at Beach Plum Village on Nantucket (also a 40B project.) Subsequent to that construction loan, HIFS closed and funded a second construction loan at Beach Plum and we look forward to closing a third and final construction loan in the next 10 days to complete construction of the last remaining homes at Beach Plum Village. That project has been professionally managed since our involvement almost four years ago, and quality and pace of construction and home conveyances have been excellent.

New England Fund Letter of Interest Fig: 5.1

As I understand it, the four land parcels (approximately 13 acres) have already been acquired using equity. The proposed project includes infrastructure, common buildings/amenities and construction of approximately 132 units, with estimated 60 single family homes and 72 condo/townhomes in 6 - 12 buildings. A minimum of 25%, or 33 units, will be designated "affordable," reserved for buyers earning 80% of the area median household income or less. The proposed project is in a market well-known to HIFS, and your proposed construction team is also

55 Main Street, Hingham, MA 02043 (781) 749-2200

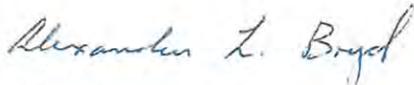
www.hinghamavings.com

well known and highly regarded by us as well. Assuming our financing would also be phased into manageable construction segments, we remain very interested in working with you on this Project.

Hingham Savings is a current FHLBB member bank. NEF is a primary source of funds for all our bank financing and would also be a source of funds for the proposed Project.

I look forward to working with you on this financing. Please do not hesitate to call if you have any questions.

Very Truly Yours,



Alexander L. Boyd
Vice President

Tab 5.2

Market Sale Comparables

Market Sale Comparables Fig: 5.2



Michele Kelsey
 Phone: 508-228-4449 x120
 michele@jordanre.com

Surfside Crossing Condos

Valuation:

In addition to the combined 62 family homes, Surfside Crossing will contain 96 condominium apartments. 72 will be Market Rate units and 24 will be affordable units. Of the Market Rate units there will be 18 studios, 32 1-bedroom, 13 2-bedrooms and 9-3 bedrooms. This CMA is addressing the value of the Market Rate units. Based on the statistics provided by LINK, taking into account the level of detail, quality of construction and thoughtful community planning my opinion for the 72 market rate units is as follows: Studio-\$450-475, 1 Bedroom \$550-\$575, 2 Bedrooms \$650-675, 3 Bedroom \$750-\$775. None of the current comparable listings offer this level of community style living. These condos will be extremely attractive to valuable core community members. Teachers, police officers, fire fighters, doctors and the service industry are desperately needed to keep the infrastructure of our community thriving. The superior amenities these units offer will foster pride of ownership. Current statistics show that the majority of condos recently sold are as follows: 25 two bedroom, 29 three bedroom and 7 one bedroom. I might suggest converting a few more of the one bedrooms to two bedrooms. For example, I recently put a one bedroom condo under agreement for \$595,000 in 47 days. While listed as a 1 bedroom, 1.5 bath condo, it had a finished loft area with full stairs leading to it and an unfinished basement with 10' ceilings, radiant heat in floor, rough plumbed for a bathroom and full egress window, legally able to finish into a second bedroom. Most clients felt it was too small (see listing sheet). Further evidence dates back to 2007 with the Nobadeer Meeting House Project. Forty-four duplex condos sold pre-construction at \$475,000 and capped out at \$639,000 by end of the project 2.5 years later. These units varied in styles with 2 and 3 bedroom options (see attachment). This would be one of the closest comparable models as there is a small pool, club house and designated green space. These units are in high demand. Take note of the 3 bed 2 bath Nobadeer Meeting House condo with finished basement at p/s for \$585 which was in LINK for 0 days. It is my recommendation to initially list at the lower prices, taking association fees into consideration and noting the level of activity. Then raise prices incrementally. This is an important and much needed project. Our Nantucket community would benefit greatly.

Comparative Stats

	#	Avg Price	Med Price	Avg % Assess	Med % Assess	Avg DOM
Available Listings	8	\$568,375	\$607,500	1.49%	1.51%	139
Sold Listings	11	\$582,072	\$605,000	1.37%	1.34%	98

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

JORDAN
 REAL ESTATE

Michele Kelsey
 Phone: 508-228-4449 x120
 michele@jordanre.com



All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

JORDAN

REAL ESTATE

Michele Kelsey
 Phone: 508-228-4449 x120
 michele@jordanre.com

Town - 13 A West Dover Street
 ID: 82904 Owner: Summer Salt LLC

\$ 460,788
 Sold: 3/28/2017



Property Type: Single Family
Total Rooms: 3
Total Beds: 2
Total Baths: 1
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: ROH/SOH
Status Date 3/28/2017

Lot Size: 2,000 sq. feet
Total GLA: 675 sq. feet
Year Built (ren.): 1980 (2015)
Water / Sewer: Town / Town
2015 Assess: \$ 0
Land Assess:
Build Assess:
Est. Taxes:
Days on Mkt: 0

Mid Island - 3 Windy Way # D
 ID: 82502 Owner: Janice M. Chong

\$ 447,000
 Sold: 2/21/2017



Property Type: Condo
Total Rooms: 3
Total Beds: 2
Total Baths: 1
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: CN
Status Date 2/21/2017

Lot Size: sq. feet
Total GLA: 775 sq. feet
Year Built: 1986
Water / Sewer: Town / Town
2016 Assess: \$ 298,000
Land Assess: \$ 0
Build Assess: \$ 298,000
Est. Taxes: \$ 1,021.24
Days on Mkt: 137

Mid Island - 15 Greglen Avenue
 ID: 82818 Owner: Cowger

\$ 635,000
 Sold: 4/20/2017



Property Type: Single Family
Total Rooms: 3
Total Beds: 2
Total Baths: 2
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: R10/SR10
Status Date 4/20/2017

Lot Size: 0.23 acres
Total GLA: 1,188 sq. feet
Year Built (ren.): 1982 (2016)
Water / Sewer: Town / Septic
2016 Assess: \$ 742,500
Land Assess: \$ 514,300
Build Assess: \$ 228,200
Est. Taxes: \$ 2,495
Days on Mkt: 11

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

JORDAN
 REAL ESTATE

Michele Kelsey
 Phone: 508-228-4449 x120
 michele@jordanre.com

Mid Island - 11 Teasdale Circle # B
 ID: 81935 Owner: McDonald

\$ 725,000
 Sold: 11/30/2016



Property Type: Condo
Total Rooms: 9
Total Beds: 2
Total Baths: 3 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: RC-2
Status Date: 11/30/2016

Lot Size: sq. feet
Total GLA: 2,985 sq. feet
Year Built (ren.): 2004 (2009)
Water / Sewer: Town / Town
2015 Assess: \$ 520,200
Land Assess:
Build Assess: \$ 520,200
Est. Taxes: \$ 1,887.6
Days on Mkt: 97

Naushop - 97A Goldfinch Drive # 4
 ID: 83395 Owner: Miller and Renzulli

\$ 555,000
 Sold: 9/25/2017



Property Type: Condo
Total Rooms: 4
Total Beds: 2
Total Baths: 1 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: R5
Status Date: 9/25/2017

Lot Size: sq. feet
Total GLA: 560 sq. feet
Year Built: 2006
Water / Sewer: Town / Town
2017 Assess: \$ 262,400
Land Assess: \$ 0
Build Assess: \$ 262,400
Est. Taxes: \$ 890
Days on Mkt: 46

Madaket - 33 South Cambridge Street
 ID: 83104 Owner: Sparks

\$ 530,000
 Sold: 6/29/2017



Property Type: Single Family
Total Rooms: 6
Total Beds: 3
Total Baths: 1
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: V-R
Status Date: 6/29/2017

Lot Size: 6,969 sq. feet
Total GLA: 1,280 sq. feet
Year Built (ren.): 1974 (2012)
Water / Sewer: Well / Septic
2017 Assess: \$ 410,800
Land Assess: \$ 262,100
Build Assess: \$ 148,700
Est. Taxes: \$ 1,650
Days on Mkt: 0

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

		Michele Kelsey Phone: 508-228-4449 x120 michele@jordanre.com	
Town - 110 A Orange Street # A ID: 82793 Owner: Mccluskey		\$ 645,000 Sold: 6/20/2017	
	Property Type: Condo Total Rooms: 3 Total Beds: 1 Total Baths: 1 Water Frontage: None Water Views: Distant Harbor Sec. Dwelling: None Zoning: RC Status Date 6/20/2017	Lot Size: sq. feet Total GLA: 596 sq. feet Year Built (ren.): 1935 (2013) Water / Sewer: Town / Town 2017 Assess: \$ 504,700 Land Assess: Build Assess: \$ 504,700 Est. Taxes: \$ 1,695 Days on Mkt: 86	
	Town - 18 Atlantic Avenue # 2 ID: 80819 Owner: Kay, Annie B		\$ 615,000 Sold: 12/2/2016
	Property Type: Condo Total Rooms: 3 Total Beds: 1 Total Baths: 1 Water Frontage: None Water Views: None Sec. Dwelling: None Zoning: R1/SR1 Status Date 12/2/2016	Lot Size: 2,908 sq. feet Total GLA: 765 sq. feet Year Built: 1925 Water / Sewer: Town / Town 2015 Assess: \$ 0 Land Assess: \$ 0 Build Assess: Est. Taxes: Days on Mkt: 376	
	Monomoy - 16 Milestone Road # A (Siasconset (1)) ID: 82030 Owner: Tenney		\$ 775,000 Sold: 1/24/2017
	Property Type: Condo Total Rooms: 5 Total Beds: 3 Total Baths: 2 Water Frontage: None Water Views: None Sec. Dwelling: None Zoning: V-R Status Date 1/24/2017	Lot Size: sq. feet Total GLA: 960 sq. feet Year Built (ren.): 1960 (2014) Water / Sewer: Town / Town 2015 Assess: \$ 487,300 Land Assess: \$ 0 Build Assess: \$ 487,300 Est. Taxes: \$ 1,637 Days on Mkt: 111	
	All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.		

Market Sale Comparables Fig: 5.2

JORDAN
 REAL ESTATE

Michele Kelsey
 Phone: 508-228-4449 x120
 michele@jordanre.com

Madaket - 42 Arkansas Avenue
 ID: 82265 Owner: Abend

\$ 410,000
 Sold: 5/1/2017



Property Type: Single Family
Total Rooms: 6
Total Beds: 3
Total Baths: 2
Water Frontage: None
Water Views: Distant Pond
Sec. Dwelling: None
Zoning: V-R
Status Date 5/1/2017

Lot Size: 4,791 sq. feet
Total GLA: 1,280 sq. feet
Year Built: 1974
Water / Sewer: Well / Septic
2016 Assess: \$ 374,300
Land Assess: \$ 220,400
Build Assess: \$ 153,900
Est. Taxes: \$ 1,257.64
Days on Mkt: 157

Surfside - 80 Surfside Road
 ID: 82533 Owner: Osborn

\$ 605,000
 Sold: 12/13/2016



Property Type: Single Family
Total Rooms: 5
Total Beds: 3
Total Baths: 1
Water Frontage: None
Water Views: None
Sec. Dwelling: Potential
Zoning: R10/SR10
Status Date 12/13/2016

Lot Size: 0.26 acres
Total GLA: 748 sq. feet
Year Built: 1983
Water / Sewer: Town / Town
2016 Assess: \$ 489,400
Land Assess: \$ 321,600
Build Assess: \$ 167,800
Est. Taxes: \$ 1,644.38
Days on Mkt: 57

Town - 89D Washington Street # 3
 ID: 81969 Owner: Quissett Partners NT

\$ 299,000
 Available: 8/28/2017



Property Type: Condo
Total Rooms: 1
Total Beds: 1
Total Baths: 1
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: RC
Status Date 8/28/2017

Lot Size: 1 sq. feet
Total GLA: 176 sq. feet
Year Built (ren.): 1955 (2011)
Water / Sewer: Town / Town
2014 Assess: \$ 196,400
Land Assess: \$ 0
Build Assess: \$ 196,400
Est. Taxes: \$ 720
Days on Mkt: 338

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

JORDAN

REAL ESTATE

Michele Kelsey
 Phone: 508-228-4449 x120
 michele@jordanre.com

Madaket - 46 Arkansas Avenue
 ID: 82611 Owner: Parrish

\$ 595,000
 Available: 11/3/2017



Property Type: Single Family
Total Rooms: 5
Total Beds: 3
Total Baths: 2
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: V-R
Status Date 11/3/2017

Lot Size: 4,791 sq. feet
Total GLA: 1,280 sq. feet
Year Built (ren.): 1974 (2017)
Water / Sewer: Well / Septic
2017 Assess: \$ 333,400
Land Assess: \$ 186,200
Build Assess: \$ 147,200
Est. Taxes: \$ 1,120
Days on Mkt: 291

Town - 23 West Chester Street # 1
 ID: 83439 Owner: Alan and Kathy Costa

\$ 699,000
 Available: 9/12/2017



Property Type: Condo
Total Rooms: 2
Total Beds: 1
Total Baths: 1
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: ROH/SOH
Status Date 9/12/2017

Lot Size: sq. feet
Total GLA: 620 sq. feet
Year Built (ren.): 1800 (2002)
Water / Sewer: Town / Town
2016 Assess: \$ 512,200
Land Assess: \$ 0
Build Assess: \$ 512,200
Est. Taxes: \$ 1,100
Days on Mkt: 119

Madaket - 34 Arkansas Avenue
 ID: 81994 Owner: Myers/Dipple

\$ 455,000
 Purchase & Sale: 3/24/2017



Property Type: Single Family
Total Rooms: 5
Total Beds: 2
Total Baths: 2
Water Frontage: None
Water Views: Pond
Sec. Dwelling: None
Zoning: R-20
Status Date 3/24/2017

Lot Size: 4,356 sq. feet
Total GLA: 960 sq. feet
Year Built: 1974
Water / Sewer: Well / Septic
2015 Assess: \$ 315,000
Land Assess: \$ 175,100
Build Assess: \$ 139,900
Est. Taxes:
Days on Mkt: 252

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

JORDAN
 REAL ESTATE

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Mid Island - 13 Park Circle # b
 ID: 83890 Owner: Richard Curtin

\$ 585,000
 Purchase & Sale: 11/15/2017



Property Type: Condo
Total Rooms: 6
Total Beds: 3
Total Baths: 2 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: R5
Status Date: 11/15/2017

Lot Size: sq. feet
Total GLA: 1,100 sq. feet
Year Built: 2005
Water / Sewer: Town / Town
2016 Assess: \$ 459,300
Land Assess: \$ 0
Build Assess: \$ 459,300
Est. Taxes: \$ 1,661
Days on Mkt: 0

Mid Island - 5B Pine Tree Road # 1
 ID: 83721 Owner: Paul & Elizabeth Nardoizzi

\$ 595,000
 Purchase & Sale: 11/8/2017



Property Type: Condo
Total Rooms: 5
Total Beds: 1
Total Baths: 1 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: R5
Status Date: 11/8/2017

Lot Size: sq. feet
Total GLA: 798 sq. feet
Year Built: 2007
Water / Sewer: Town / Town
2017 Assess: \$ 384,400
Land Assess: \$ 0
Build Assess: \$ 384,400
Est. Taxes: \$ 1,332.04
Days on Mkt: 47

Madaket - 14 Arkansas Avenue
 ID: 83648 Owner: Ferris Development Group LLC

\$ 620,000
 Purchase & Sale: 10/17/2017



Property Type: Single Family
Total Rooms: 7
Total Beds: 3
Total Baths: 2
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: V-R
Status Date: 10/17/2017

Lot Size: 6,098 sq. feet
Total GLA: 1,296 sq. feet
Year Built (ren.): 1974 (2017)
Water / Sewer: Well / Septic
2016 Assess: \$ 413,100
Land Assess: \$ 241,300
Build Assess: \$ 171,800
Est. Taxes: \$ 1,400
Days on Mkt: 23

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

JORDAN
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Mid Island - 5A Mary Ann Drive # A
ID: 83643 Owner: Kennie

\$ 699,000
Purchase & Sale: 10/26/2017



Property Type: Condo
Total Rooms: 7
Total Beds: 3
Total Baths: 2
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: R5
Status Date: 10/26/2017

Lot Size: sq. feet
Total GLA: 1,248 sq. feet
Year Built: 2003
Water / Sewer: Town / Town
2016 Assess: \$ 469,400
Land Assess: \$ 0
Build Assess: \$ 469,400
Est. Taxes: \$ 1,800
Days on Mkt: 41

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2



Market Sale Comparables Fig: 5.2



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Surfside Crossing

Valuation: \$2-\$2.3

Jamie Feely, President and owner of Cottage and Castle and Matt McKechnern of Emeritus have teamed up to design and construct a Nantucket development unlike any other. Surfside Crossing will consist of forty-six market rate homes. Nineteen of the dwellings will be five-bedroom, single family homes. The remaining twenty seven will be four-bedroom single family homes. The subdivision will also contain sixteen affordable single family homes. This CMA provides information to help determine the market rate of comparable single family homes. In addition to the single family homes, the subdivision will contain seventy-two market rate condos and twenty-four affordable condos which will be addressed in a separate CMA. Surfside Crossing will provide buyers with a state-of-the-art design plan of the highest quality offering amenities and finishes that today's Nantucket buyers have come to expect at a price offering strong value in the current market. A large community building will house a gym, bowling alley, meeting rooms, site management office and project show room. A pool, ample green space and an amphitheater for outdoor movies are some of the unique amenities. The landscape design and implementation will be of the finest quality and maintained by an on site maintenance team with the manager living on site. Planned communities have held tremendous value and strength in our market. This high level of offerings within a planned community has yet to be seen on Nantucket and will be well received. Beach Plum is the closest and newest development to offer some of these amenities on a smaller scale and provides a significant portion of the most recent sales in this price point. While the current statistics show an average sale price of \$1,800,000, the most recent sale at 3 Wood Lily of \$2,204,000 (the result of a bidding war), far exceeds the average sale price and gives weight to buyers seeing the value at that price for the amenities, quality of construction and materials provided. This sale broke the ceiling at Beach Plum and Finback. Surfside Crossing promises to offer even more in a desirable location. A successful sales approach to new developments has been the use of phased pricing. No one wants to be the first buyer residing in a neighborhood of ongoing construction. Offering stepped pricing encourages a buyer to purchase at an entry level price thus creating momentum for the development. It is my recommendation to do this. Pricing should begin under \$2 million and escalate with market demands.

Comparative Stats

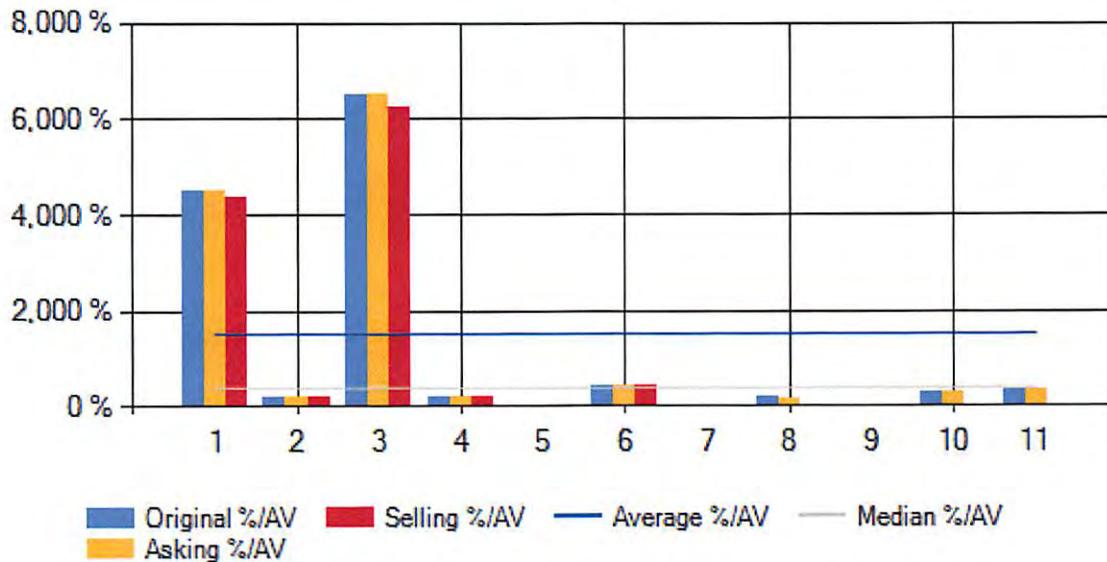
	#	Avg Price	Med Price	Avg % Assess	Med % Assess	Avg DOM
Available Listings	5	\$1,915,000	\$1,945,000	2.68%	2.96%	210
Sold Listings	6	\$1,811,167	\$1,795,000	22.78%	23.91%	112

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

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All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

JORDAN
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South of Town - 6 Blazing Star Road
 ID: 83259 Owner: RisingTide LLC

\$ 1,733,000
 Sold: 9/25/2017



Property Type: Single Family
Total Rooms: 7
Total Beds: 4
Total Baths: 3 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: LUG2
Status Date 9/25/2017

Lot Size: 6,098 sq. feet
Total GLA: 2,310 sq. feet
Year Built: 2017
Water / Sewer: Town /Town
2016 Assess: \$39,900
Land Assess: \$39,900
Build Assess: \$0
Est. Taxes: \$
Days on Mkt: 53

South of Town - 6 Fox Grape Lane
 ID: 83445 Owner: Owner of Record

\$ 1,815,000
 Sold: 9/29/2017



Property Type: Single Family
Total Rooms: 12
Total Beds: 4
Total Baths: 4 full, 1 half
Water Frontage: None
Water Views:
Sec. Dwelling: None
Zoning: LUG2
Status Date 9/29/2017

Lot Size: 7,840 sq. feet
Total GLA: 3,172 sq. feet
Year Built (ren.): 2006 (2012)
Water / Sewer: Town / Town
2016 Assess: \$ 1,006,400
Land Assess: \$ 353,900
Build Assess: \$ 652,500
Est. Taxes: \$ 3,412
Days on Mkt: 44

South of Town - 3 Wood Lily Road
 ID: 83397 Owner: BPV LOT2, LLC

\$ 2,204,000
 Sold: 9/1/2017



Property Type: Single Family
Total Rooms: 9
Total Beds: 4
Total Baths: 4 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: LUG2
Status Date 9/1/2017

Lot Size: 6,098 sq. feet
Total GLA: 3,040 sq. feet
Year Built: 2017
Water / Sewer: Town /Town
2017 Assess: \$ 35,300
Land Assess: \$35,300
Build Assess:
Est. Taxes: \$ 119.67
Days on Mkt: 46

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

JORDAN REAL ESTATE

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West of Town - 2 Hiawasse Lane
 ID: 83666 Owner: Levine

\$ 1,795,000
 Sold: 10/16/2017



Property Type: Single Family
Total Rooms: 9
Total Beds: 4
Total Baths: 2 full, 2 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: R-20
Status Date 10/16/2017

Lot Size: 0.46 acres
Total GLA: 2,112 sq. feet
Year Built: 2010
Water / Sewer: Town /Town
2017 Assess: \$ 990,800
Land Assess: \$ 402,000
Build Assess: \$ 588,800
Est. Taxes: \$ 3,329
Days on Mkt: 27

South of Town - 1 Blue Flag Path
 ID: 83274 Owner: RisingTide LLC

\$ 1,700,000
 Sold: 5/26/2017



Property Type: Single Family
Total Rooms: 7
Total Beds: 4
Total Baths: 3 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: LUG2
Status Date 5/26/2017

Lot Size: 6,969 sq. feet
Total GLA: 2,310 sq. feet
Year Built: 2017
Water / Sewer: Town /Town
2016 Assess: \$ 0
Land Assess: \$ 0
Build Assess:
Est. Taxes: \$
Days on Mkt: 167

South of Town - 7 Wood Lily Road
 ID: 82190 Owner: RisingTide LLC

\$ 1,620,000
 Sold: 10/10/2017



Property Type: Single Family
Total Rooms: 6
Total Beds: 3
Total Baths: 3 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: LUG2
Status Date 10/10/2017

Lot Size: 5,662 sq. feet
Total GLA: 2,120 sq. feet
Year Built: 2017
Water / Sewer: Town /Town
2016 Assess: \$ 368,800
Land Assess: \$ 368,800
Build Assess: \$ 0
Est. Taxes: \$
Days on Mkt: 332

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

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South of Town - 10 Blazing Star Road
 ID: 83671 Owner: RisingTide LLC

\$ 1,695,000
 Available: 9/8/2017



Property Type: Single Family
Total Rooms: 6
Total Beds: 3
Total Baths: 3 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: LUG2
Status Date 9/8/2017

Lot Size: 6,098 sq. feet
Total GLA: 2,120 sq. feet
Year Built: 2018
Water / Sewer: Town / Town
2018 Assess: \$ 0
Land Assess:
Build Assess:
Est. Taxes:
Days on Mkt: 73

Surfside - 2 Thistle Way
 ID: 82880 Owner: Martinez

\$ 1,795,000
 Available: 7/29/2017



Property Type: Single Family
Total Rooms: 7
Total Beds: 4
Total Baths: 3 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: LUG2
Status Date 7/29/2017

Lot Size: 6,098 sq. feet
Total GLA: 2,302 sq. feet
Year Built: 2016
Water / Sewer: Town / Town
2015 Assess: \$ 1,076,400
Land Assess: \$ 352,800
Build Assess: \$ 723,600
Est. Taxes: \$ 3,647.64
Days on Mkt: 258

South of Town - 1 Finback Lane
 ID: 83410 Owner: EKAssociates LLC

\$ 2,195,000
 Available: 7/19/2017



Property Type: Single Family
Total Rooms: 7
Total Beds: 4
Total Baths: 4 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: R-20
Status Date 7/19/2017

Lot Size: 5,227 sq. feet
Total GLA: 2,708 sq. feet
Year Built: 2017
Water / Sewer: Town / Septic
2016 Assess: \$ 641,100
Land Assess: \$ 641,100
Build Assess:
Est. Taxes:
Days on Mkt: 124

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

JORDAN REAL ESTATE

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South of Town - 5 Wood Lily Road
ID: 83607 Owner: RisingTide LLC

\$ 1,895,000
Purchase & Sale: 10/27/2017



Property Type: Single Family
Total Rooms: 7
Total Beds: 4
Total Baths: 3 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: LUG2
Status Date: 10/27/2017

Lot Size: sq. feet
Total GLA: 2,310 sq. feet
Year Built: 2017
Water / Sewer: Town /Town
2017 Assess: \$0
Land Assess:
Build Assess:
Est. Taxes:
Days on Mkt: 72

South of Town - 6 Finback Lane
ID: 81970 Owner: EKAssociates LLC

\$ 1,995,000
Purchase & Sale: 11/15/2017



Property Type: Single Family
Total Rooms: 7
Total Beds: 4
Total Baths: 4 full, 1 half
Water Frontage: None
Water Views: None
Sec. Dwelling: None
Zoning: R-20
Status Date: 11/15/2017

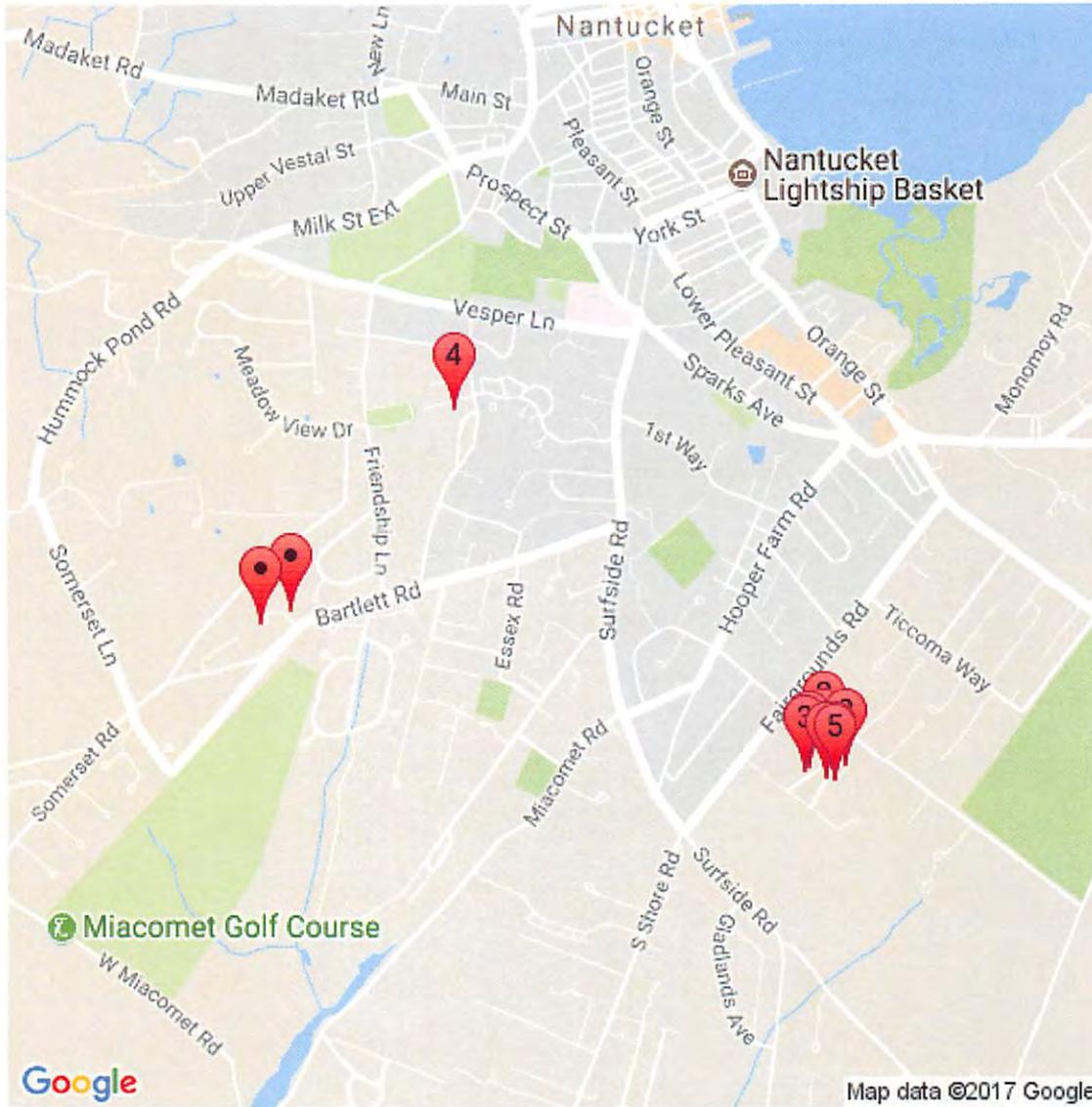
Lot Size: 5,162 sq. feet
Total GLA: 2,708 sq. feet
Year Built: 2015
Water / Sewer: Town / Septic
2015 Assess: \$674,000
Land Assess: \$674,000
Build Assess: \$0
Est. Taxes: \$ 4,920
Days on Mkt: 524

All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Market Sale Comparables Fig: 5.2

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All information believed to be correct but not guaranteed. Buyer note 2% Land Bank fee.

Tab 6.1

Development Team Qualifications

Development Team Qualifications Fig: 6.1

Joshua Posner.

Joshua Posner has developed affordable housing over the last 35 years in a wide variety of settings in New England and other parts of the United States, playing a significant role in the planning and development of over 2000 housing units. He founded Rising Tide Development LLC in 2001 to focus on the creation of new, small-scale, mixed-income residential communities in some of the most exclusive towns in Massachusetts. Prior to Rising Tide Development, he played senior management roles over 12 years at The Community Builders (1984-96), a leading regional and national nonprofit developer of affordable housing. He has specialized in the construction and rehabilitation of community-based housing, the preservation of affordable housing nearing the end of its regulatory period, and the redevelopment of large-scale dilapidated public housing projects in various locations around the country. One of his most recognized projects is Tent City, with 269 unit mixed income residential units, a 698 underground parking garage and associated neighborhood retail space and on a 3.3 acre site at the intersection of Boston's South End and Back Bay neighborhoods. Tent City has won numerous awards including the Urban Land Institute Award for Excellence. In 1998, he served as President of Cornerstone Housing, a private development firm focused on public housing revitalization, and from 1999 through 2000, he served as Vice President of Development for Trinity Financial, Inc. in Boston. Earlier in his career he founded and led a community development corporation in Brockton, Massachusetts (1972-77) and played a senior role in the growth and operation of Massachusetts Fair Share, a statewide community organization focused on economic justice and community improvement (1978-83.)

Posner has been engaged in a variety of community activities, including serving on the Board of Cambridge Health Alliance, an award-winning integrated healthcare system with three hospitals and 10 neighborhood clinics that serves Cambridge, Somerville, and Boston's metro-north communities; past Board President and Director of The Guidance Center, the largest mental health and family support social service organization in Cambridge and Somerville; Founding Board Member and Treasurer of Shining Hope for Communities (2009-2012), a NGO combating gender inequality and extreme poverty by running a school for girls, a health clinic, a clean water program and other enterprises in the Kibera slum of Nairobi, Kenya; Board member of Shared Interest, uses loan guarantees to bridge the gap between South African banks and marginalized people, previously considered "un-bankable" during apartheid; Board member Treasurer of Sconset Beach Preservation Fund, dedicated to protecting and preserving the historic Sconset Bluff on the eastern shoreline of Nantucket Island; and past Board President and Overseer of Shady Hill School in Cambridge.

He holds degrees from Brown University (BA) and the Harvard Kennedy School, Harvard University (MPA). He is an avid skier, tennis player and music lover. He is married to Eileen Rudden and lives in Cambridge, MA. They have 3 grown sons.

February, 2013

Development Team Qualifications Fig: 6.1

COTTAGE+CASTLE, INC. - PROFILE

Cottage + Castle (C+C) is owned and operated by its founder, Jamie Feeley, who is driven by an unwavering work ethic and sense of accountability. C+C was founded in 2002 and has operated since that time as a multi-faceted Nantucket, Massachusetts' real estate developer, residential/commercial builder and consultant. The closely held company is renowned for high-quality construction, trusted client and sub-contractor relationships, and keen attention to detail, time management and budgetary control. C+C has completed well over 100 Nantucket projects with construction budgets far exceeding \$10,000,000. C+C's primary areas of focus are:

Residential Construction & Renovation

C+C's residential construction and renovation business has focused on building quality Nantucket homes and client relationships for over fifteen (15) years. Every C+C home is constructed with a focus on quality craftsmanship, durability and style, and clients are provided with the highest level of customer service and attention. Some of C+C's residential projects include the following:



Town - "Barn Stages" was originally an early 20th century barn, and then later operated as a summer "theater-in-the-round," this extraordinary home has been transformed into an open and bright downtown enclave. Renovated by C+C in only six short months, "Barn Stages" blends historic charm with modern style and amenities, affording its owners the best of both worlds and an ideal Nantucket home.

Section 6: Applicant Qualifications, Entity Information, and Certification



Dionis - Designed by *BPC Architecture*, this contemporary take on a Nantucket home offers the best of outdoor living. The kitchen and living room spill directly into an expansive patio and pool area, replete with its own outdoor kitchen and expansive views of Nantucket Sound



Cliff - This North Shore home harkens back to the days when only a few shingle-style homes dotted this area, amongst the tall grasses of the former pasture-land. Formally designed and technically executed, this home speaks through its details.

Section 6: Applicant Qualifications, Entity Information, and Certification

Required Attachments Relating to Section 6



Mid Island - Beach Plum Village is a beautifully designed and constructed 40-unit M.G.L. c. 40B (40B) sub-division with a community center, park and pool. C+C has served as the general contractor for the development since 2014 and is scheduled to complete construction of the development in 2018. Beach Plum Village is a model 40B sub-division and C+C has ensured that it has been constructed to a very high standard.



Mid Island - 3 Wood Lily Rd. is a beautifully designed and constructed 4-bedroom home, with a total of 3,000SF including finished basement, in Beach Plum Village. This custom designed home has high end finishes, an outdoor spa and a tranquil outdoor living space. This home is the quintessential Nantucket summer home and is emblematic of the type of home Surfside Crossing, LLC envisions being constructed in the Surfside Crossing development.

Section 6: Applicant Qualifications, Entity Information, and Certification

Required Attachments Relating to Section 6

Commercial Construction

C+C's commercial construction business focuses on, and is guided by, the same principles that guide C+C's residential and renovation business. A few of C+C's commercial projects include the following:



Nantucket Hotel - The foreclosure purchasers of the Nantucket Hotel had four months to renovate 75,000 square feet and four floors of a hotel which had been abandoned years prior in the during construction. To pull it off, they relied on C+C to provide the supervision and necessary site coordination. At its peak, the project had over 200 workers on site daily, with crews working around-the-clock shifts. The hotel opened on time. Jamie Feeley personally oversaw the completion of four of the building's five stories and all exterior site work. Working in conjunction with a large commercial construction company (Stanmar), C+C coordinated one of the largest projects on Nantucket completed in recent years.

Section 6: Applicant Qualifications, Entity Information, and Certification

Required Attachments Relating to Section 6



Great Harbor Yacht Club - Before the Great Harbor Yacht Club (GHYC) started construction on their two island properties, they planned on utilizing a large off-island commercial construction company to build-out the entirety of their primary campus. They changed their mind when they learned that C+C had the experience and local connections to build out their first building more quickly and economically than the off-island commercial contractors. After that first project was delivered on time and on budget, the GHYC contracted with C+C for the successful renovation, construction and relocation of six other buildings across its two campuses.

Section 6: Applicant Qualifications, Entity Information, and Certification

Required Attachments Relating to Section 6



Nantucket's shores are eroding rapidly. The Sconset Beach Preservation Fund (SBPF) teamed up with the Town of Nantucket to protect a vulnerable section of historic Baxter Road from erosion. SBPF relied on C+C to provide research regarding project feasibility. It also relied on C+C to manage and supervise the construction of a unique geotube erosion control measure covered with a sacrificial sand template. Despite a short construction timeline, challenging site conditions and winter weather, C+C, in conjunction with Fishtech Industries, completed the technically challenging installation on time and under budget. SBPF continues to work with C+C to manage and maintain this successful erosion control project, and on its up-coming expansion project.

Consulting

C+C is a construction and development expert that has successfully managed and completed many challenging residential, commercial, industrial and marine projects. It leverages its construction expertise and local know-how to shepherd clients through complicated permitting and approval processes for projects with constrained time lines, difficult site conditions and/or other challenges.

C+C routinely serves as a consultant for on and off island clients who need assistance in accomplishing their construction and development objections. Whether as a designated owner's representative providing oversight of a construction project or as the project manager of a major coastal erosion project, C+C is the company that can figure out how to get things done the right way and in a timely and cost-effective manner. The following are examples of C+C's consulting services:

Section 6: Applicant Qualifications, Entity Information, and Certification

Required Attachments Relating to Section 6

Owner's Representative Services - C+C provides consulting for private clients to guide them through the design and build portions of the construction process. Serving as a designated owner's representative, C+C manages architect, designer and builder relationships, and provides the oversight and advice derived from its years of experience.

Project Management - C+C provides management services to a multitude of clients. When the Nantucket Golf Club's course management team began to outgrow their turf care facility, they needed help in planning the expansion of their physical plant. Their challenge was to negotiate a balance between their design goals and the finite resources available in the Club's long-term capital planning. To calibrate that balance, they retained C+C to manage the project.

Coastal Erosion Management - C+C managed and installed a unique open-ocean, geotube erosion control and littoral system nourishment measure on Nantucket's eastern shore which is one of the largest short term civil engineering projects in Nantucket's history. Despite being an extremely unique and challenging project, C+C delivered it on time and budget. C+C helped its client in developing implementation and feasibility studies, budgeting, and scheduling. It also assisted in developing local support for the permitting and licensing processes. The experience gained working on this complex project has expanded C+C's commercial capabilities and establishes that it can efficiently tackle any complex challenge.

Jamie Feeley (Founder & President)

Jamie Feeley is the Founder and President of C+C. Jamie's vision for C+C has been guided by high quality craftsmanship, attention to detail, efficiency and customer relations.

Jamie holds a Bachelor of Arts from Boston College and he has over seventeen (17) years of experience as a licensed Massachusetts Construction Supervisor. He is also a licensed real estate broker and private pilot.

Jamie has been involved in every aspect of property development on Nantucket including design, construction and investment. He has extensive experience working with the multitude of Nantucket's committees and boards responsible for property design, construction and permitting which serves as a tremendous asset for his clients. In addition to serving as C+C's President, Jamie is a member of Wesquo Capital Partners, LLC and Surfside Crossings, LLC which are privately held real estate investment management firms based in Nantucket.

Jamie has been a dedicated community volunteer serving as a member of the Nantucket Coastal Management Workgroup, Board Member of the Children's House Montessori School of Nantucket and the Range Development Committee of the Nantucket Shooting Park. He is also currently involved in launching a not-for-profit beach erosion and flood control advocacy group in the Town of Nantucket and is actively involved with Nantucket's Holiday for Heroes program.

Jamie is an avid outdoorsman who loves spending time with his family enjoying all that Nantucket has to offer.

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Fax: 508-825-8826
www.cottageandcastleinc.com

Section 6: Applicant Qualifications, Entity Information, and Certification

Required Attachments Relating to Section 6

Primary Contacts:

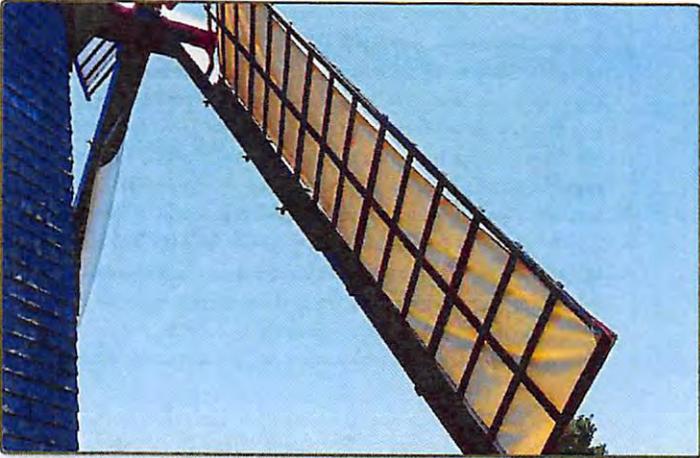
Jamie Feeley, President & Owner (jamie@cottageandcastleinc.com)

Roland Voyages, CFO (roland@cottageandcastleinc.com)

Development Team Qualifications Fig: 6.1

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Reade
Gullicksen
Hanley
&
Gifford
LLP



With over one hundred years of combined legal experience on Nantucket, the attorneys of Reade, Gullicksen, Hanley & Gifford, LLP offer a full range of legal representation to the Island's year-round and seasonal...

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Development Team Qualifications Fig: 6.1

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Who we are

With over one hundred years of combined legal experience on Nantucket, the attorneys of Reade, Gullicksen, Hanley & Gifford, LLP offer a full range of legal representation to the Island's year-round and seasonal residents, commercial businesses, and not for profit organizations. Our firm, which concentrates primarily on real estate conveyancing, land use, and permitting matters at both the state and local level, also provides legal advice and services relating to landlord/tenant matters, small business formation and administration requirements, general contract drafting and negotiation issues, and probate, estate, and trust matters. We know that your legal matters will vary over the course of your lifetime – some may be simply handled with a few telephone calls, others may be much more complicated and lengthy to resolve. Whatever the requirements, Reade, Gullicksen, Hanley, & Gifford, LLP will guide and counsel you. We will coordinate with your architects, surveyors, accountants, and other advisors as needed, in order to provide you with the highest level of professional and competent legal representation in your personal and business transactions.

Services

Advising on all aspects of real estate transactions
Including buying, selling, financing, leasing, development and tax abatements

Local and state permitting
Including zoning, subdivision, wetlands, health department, and alcoholic beverage licenses

Approved issuing agents for several major title insurance companies

Land Court appointed title examiner

Small business formation and administration for corporations and LLCs

General contract preparation and negotiation

Landlord/tenant issues

Residential construction contracts

Probate, trust and estate planning

Development Team Qualifications Fig: 6.1

Nantucket Law | Home | About | Partners | Contact

About Mr. Reade



Arthur I. Reade, Jr. is a graduate of Harvard College, A.B. cum laude, 1959, and of George Washington University Law School, L.L.B., 1963. He received the highest score on the December 1964 bar examination and was admitted to the Massachusetts Bar in 1965. From 1965 to 1985, he practiced law in Boston. Since 1973, a portion of his practice has involved Nantucket land transactions, and since 1985, his practice has been entirely in Nantucket. He is a member of the Nantucket Bar Associations and the Real Estate Bar Association of Massachusetts. Mr. Reade is widely respected on Nantucket land use matters; he is a Land Court Examiner and has qualified as an expert witness on title matters in the Land Court and Superior Court.

In addition to his legal practice, Mr. Reade also serves on the Board of Trustees of Nantucket Community Sailing, is former Secretary of the the Nantucket Yacht Club, and is of counsel to the Nantucket Cottage Hospital.

[Back](#)

6 Young's Way, Nantucket, MA 02554 | T: 508-228-3128 | F: 508-228-5630

Development Team Qualifications Fig: 6.1



Bracken Engineering, Inc. provides Civil Engineering, Land Surveying, and Environmental Permitting services to property owners, contractors, architects, developers and attorneys in Southeastern Massachusetts & Nantucket

About Us



Bracken Engineering, Inc. was founded by Donald F. Bracken, Jr., P.E. in 2003. The company goal is to provide expert engineering solutions to our clients by guiding them through the property development process from beginning to end with consistent professional service.

The staff at Bracken Engineering, Inc. is committed to quality, resourcefulness, and attention to detail.



MAIN OFFICE:

49 Herring Pond Road Buzzards Bay, MA 02532 TEL: (508) 833-0070

NANTUCKET OFFICE:

19 Old South Road Nantucket, MA 02554
TEL: (508) 325-0044

www.brackeng.com

Development Team Qualifications Fig: 6.1

Professional Services That We Offer

Engineering



- Title V Sewage Disposal System Designs
- Soil Evaluation/ "perc" Testing
 - Feasibility Studies
- Site Planning and Engineering
- Site Grading/Quantity Calculations

- Soils Mapping
- Drainage and Sewage System Design
 - Septic System Design for Residential, Commercial & Industrial Buildings
 - Road and Parking Lot Designs
 - Subdivision Design



Surveying



- Residential, Commercial, Industrial Property and Boundary Surveys
 - Land Court surveys
 - ALTA surveys
- Topographic Surveys
- Mortgage Plot Plans

- Condominium Plans
- Construction Layout and Staking
 - Easement Plans
- ANR/ 81x Subdivision Plans
- Residential Certified Site Plans for Additions and Renovations



Development Team Qualifications Fig: 6.1

Environmental



- Conservation Commission/ DEP Applications and Meeting Attendance
- Board of Health/ Title V Permits
 - Hydrologic Studies
 - Water Supply Evaluations
 - Seawall Designs

- Dock/Boardwalk Design and Permitting
- Chapter 91 License plans and applications
- MassHighway curb cut applications
- Flood Insurance Elevation Certificates

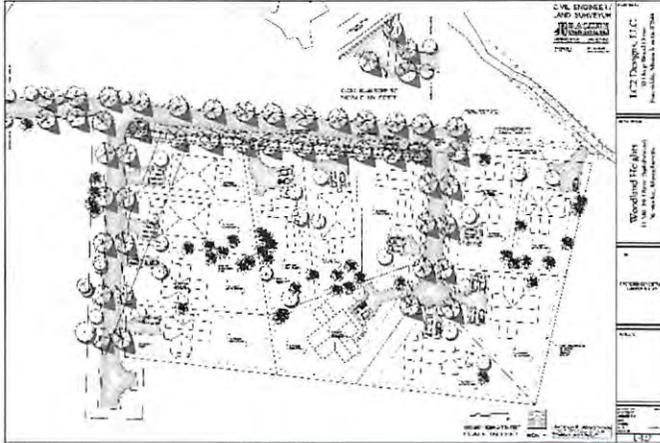


Service Area



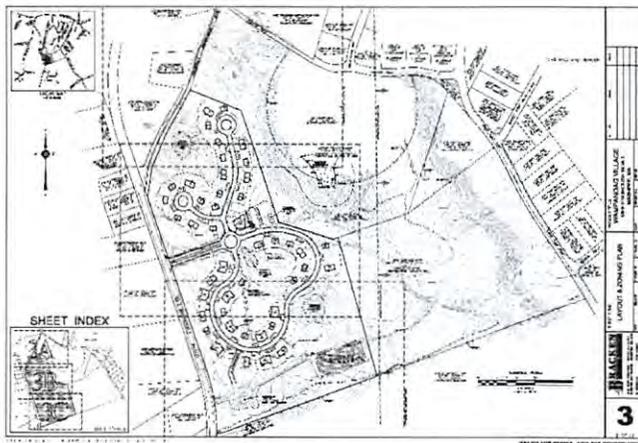
Development Team Qualifications Fig: 6.1

Recent Residential Projects



Woodland Hills
Nantucket, MA

12 Lot In-Town
Residential Subdivision

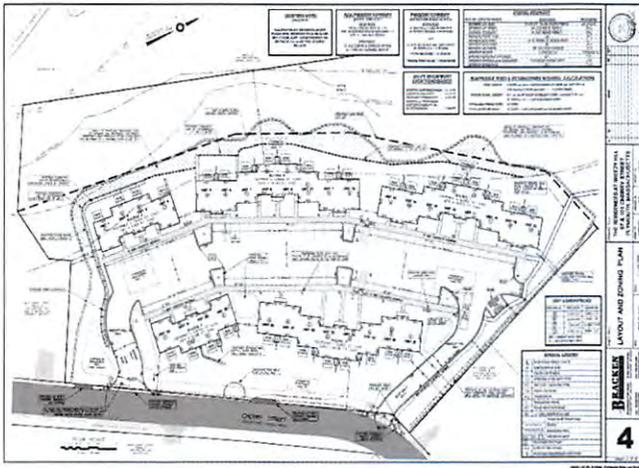


Wompanoag Village
Meetinghouse Lane, Mashpee

52 Unit Housing Complex for
Tribal Members

Development Team Qualifications Fig: 6.1

Recent Residential Projects



The Residences At
Breezy Hill
Plymouth, MA
32 Unit Condominium
Complex



Lighthouse Point
Condominiums
Plymouth, MA
32 Unit Oceanfront
Condominium Complex

Development Team Qualifications Fig: 6.1

DONALD F. BRACKEN, JR., P.E.

Professional Registration:

State of Maine, Civil, 1992 (Retired)
Commonwealth of Massachusetts, Civil, 1993
Land Surveyor in Training, 1997
Massachusetts Certified Soil Evaluator
Massachusetts Certified Septic Inspector

Education:

Bachelor of Science in Civil Engineering Technology, 1984
Wentworth Institute of Technology

Experience:

2003-Present Bracken Engineering, Inc., Bourne, MA and Nantucket, MA
President, Project Manager/Engineer

Duties include: Management of the firm and engineering projects. Subdivision design, site plan design, surveying, survey calculations, soil evaluations, sewer and drainage system design, subsurface sewage disposal system design and representation at various town agencies

1994 – 2003 Flaherty, Stefani & Bracken, Inc., Plymouth, MA
Partner, Project Manager/Engineer

1990 - 1994 Daylor Consulting Group, Inc., Boston, MA
Project Engineer

1989 - 1990 Self-employed Civil Engineer, Plymouth, MA

1983 - 1989 Associated Engineers of Plymouth, Inc., Plymouth, MA
Project Manager/Engineer

Affiliations:

- Member of the Massachusetts Association of Land Surveyors and Civil Engineers (MALSCE)

Development Team Qualifications Fig: 6.1

Zachary Basinski, PE

Background:

With over 15 years' experience in the civil/site engineering profession as a project manager/engineer, Mr. Basinski has been involved in all aspects of residential, commercial, mixed-use, and industrial site development. He has a wide range of expertise from preparing and permitting applications for approval through local, state and federal agencies, developing CAD generated plans and reports for all design phases such as master planning, design development, contract documents, construction administration and project close out. He has also presented projects at public hearings. Mr. Basinski has collaborated with both in-house and specialty design consultants on various project elements.

Professional Registration:

Massachusetts Registered Professional Engineer –Civil #47797
Massachusetts Title 5 System Inspector
Massachusetts Soil Evaluator
OSHA 10 Hour Safety Training

Education:

University of Massachusetts – Amherst
Bachelor of Science, Civil Engineering,
Cum Laude, 1998-2002

Professional Experience:

Bracken Engineering
Buzzards Bay & Nantucket
Project Manager
(08/09-Present)

Cubellis Inc.
Weymouth & Boston, MA
Project Manager (01/05 – 04/09)

Cubellis Saivetz Associates Inc.
Braintree, MA
Project Engineer (12/03 – 01/05)

Atlantic Design Engineers, LLC
Sandwich, MA
Project Engineer (09/02 – 12/03)

Development Team Qualifications Fig: 6.1

ALAN M. GRADY, P.L.S.

Professional Registration:

Commonwealth of Massachusetts, Professional Land Surveyor, 1994
Massachusetts Reg. No: 37732

Education:

U.S. Army Defense Mapping School, Fort Belvoir, VA

Experience:

- | | |
|---------------|---|
| 2012 –Present | Bracken Engineering, Inc., Bourne, MA & Nantucket, MA.
Project Manager/Surveyor

Duties include: Management of the firm's surveying division including property line, Land Court, ALTA, and topographical surveys. |
| 1998-2008 | G.A.F. Engineering, Inc. Wareham, MA & Marion, MA
Project Manager/Surveyor |
| 1997-1998 | CLE Engineering, Inc. Marion, MA & Braintree, MA
Construction Surveyor |
| 1995-1997 | Kenneth R. Ferreira Engineering Co. New Bedford, MA
Project Manager/Surveyor |
| 1983-1995 | Olde Boston Land Survey Co., Inc. New Bedford, MA
Draftsman, Party Chief |

Affiliations:

- Member of the Massachusetts Association of Land Surveyors and Civil Engineers (MALSCE)
- Member of the National Society of Professional Surveyors (NSPS)

Development Team Qualifications Fig: 6.1



Emeritus Development, LTD / Emeritus A & E, LLC is a residential and commercial design firm based on Nantucket island with offices in Boston, MA. Founded in 2000, Emeritus has participated in the design and construction of over 500 projects on Nantucket of varying typologies and scales. Services provided have included:

- Feasibility Studies
- Prototyping
- Affordable Housing Design Studies
- Residential Historic Renovations/Additions
- Single Family Residences/Compounds
- Multifamily Structures
- Commercial Historic Renovations/Additions
- Commercial Structures
- Mixed Use Structures
- Commercial Fit Out

CONTACT INFORMATION

8 Williams Lane
Nantucket MA, 02554
P: 508.325.4995
F: 508.325.8960

269 Huntington Avenue
Suite 212 & 213
P: 617.236.4927

emeritusdevelopment.com

PRIMARY CONTACT

Matthew MacEachern
matt@emeritusdevelopment.com

Drawing on many modes of architectural design, ranging from the Renaissance to Early Shaker to the Post Modernists of the 20th Century, Emeritus implements progressive design concepts that balance symmetrical interior planning with traditional New England details. Between the Nantucket and Boston offices, Emeritus is comprised of ten full-time staff. To date, the company has assisted in commercial projects both on and off island including: Lola 41 and 42 Restaurants (Nantucket and Boston), Fish and Meat Market (Nantucket), schematic design for Stop & Shop Supermarket (Nantucket) as well as the Boys and Girls Club (Nantucket), in addition to over 500 residential dwellings on the island. Emeritus Development's project portfolio also includes the following relevant highlights: workforce housing feasibility study for ReMain Nantucket, residential community development for Pilgrim Court, as well as program and planning study for Sachem's Path.

Development Team Qualifications Fig: 6.1

Matthew R. MacEachern, Principal/Founder

A graduate of Wentworth Institute of Technology with a degree in Architecture (BARCH) and Associates in Architecture & Engineering Technologies. Prior to Wentworth, MacEachern attended an exploratory summer session at the Harvard Graduate School of Design with a concentration in Architecture and awarded a socio-political fellowship of Peoples Republic of China. Since founding Emeritus Development, Ltd, in 2000, the firm to include a wide range of project typologies including but not limited to master planning, feasibility studies, single family and multifamily dwellings, family compounds, historic renovations and additions, mixed use structures, retail, hospitality and municipal projects. He was an elected member of the Nantucket Historic District Commission, Chairman of the Affordable Housing Trust Fund and a member of the Nantucket Boys and Girls Club Executive Committee Board. MacEachern has lived on Nantucket with his wife and children since 2000.

Team

- Matthew R. MacEachern – Assoc. AIA, Founder and Principal
- John Hayford – Senior Project Manager AIA
- Alex Bagmets – Senior Project Manager
- Dmitri Kapalis – Project Architect AIA
- Anton Dimov – Project Manager
- Josh Bancroft – Project Manager AIA
- David Stone – Project Architect AIA
- Courtney Anderson – Marketing Manager & Design Assistant
- Maria Waickowski – Operations Manager
- Yasaman Aram – Project Manager & Interior Specialist

Workforce Housing – Feasibility Study *ReMain Nantucket*

Pocket Neighborhood

Feasibility Study
November 2014/January 2015

03.12.15

- **Proposed New and Current Development**
 - **Proposed Site**
Proposed site is 100' x 100' and 10' wide. It is located on the corner of Fairgrounds Road and Lizzcoma Way. The site is currently vacant and is zoned R-1. The site is located on the corner of Fairgrounds Road and Lizzcoma Way.
- **Nantucket Fire Station**
Current location is located on the corner of Fairgrounds Road and Lizzcoma Way.
- **Historical Engineered Housing**
These appear to be located on the corner of Fairgrounds Road and Lizzcoma Way.
- **Nantucket Housing Authority & Habitat for Humanity**
Each entity has been located on the corner of Fairgrounds Road and Lizzcoma Way.
- **Public Vehicle Storage**
Current location is located on the corner of Fairgrounds Road and Lizzcoma Way.



PROJECT SCOPE
Scale: Graphic



Pocket Neighborhood

06.15.15

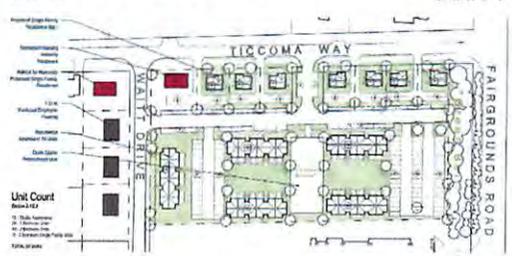


SCHEMATIC PLANS
Scale: 1/8" = 1'-0"

Pocket Neighborhood

06.23.15

DRAFT

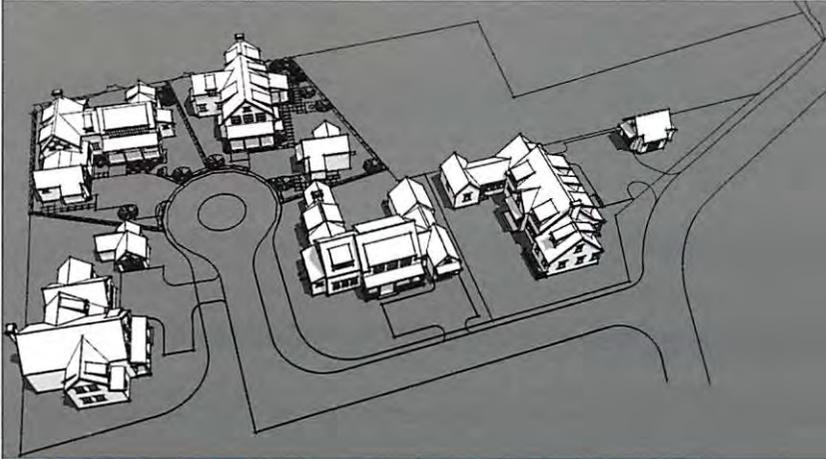


DEVELOPMENT OPTION #1 - 458
Scale: 1/8" = 1'-0"

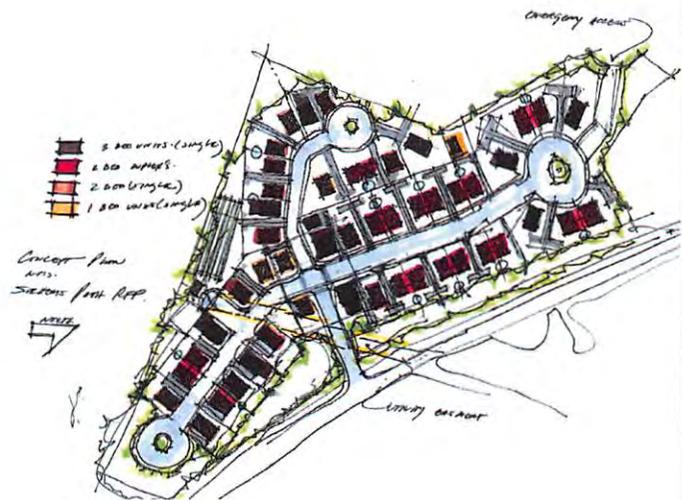
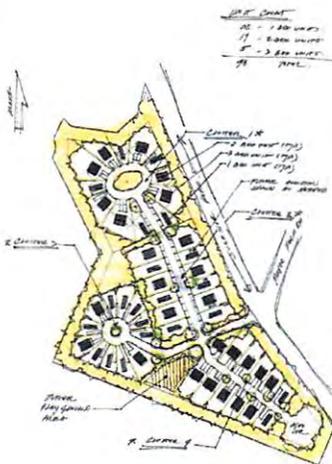
Development Team Qualifications Fig: 6.1

Housing Development *Pilgrim Court*

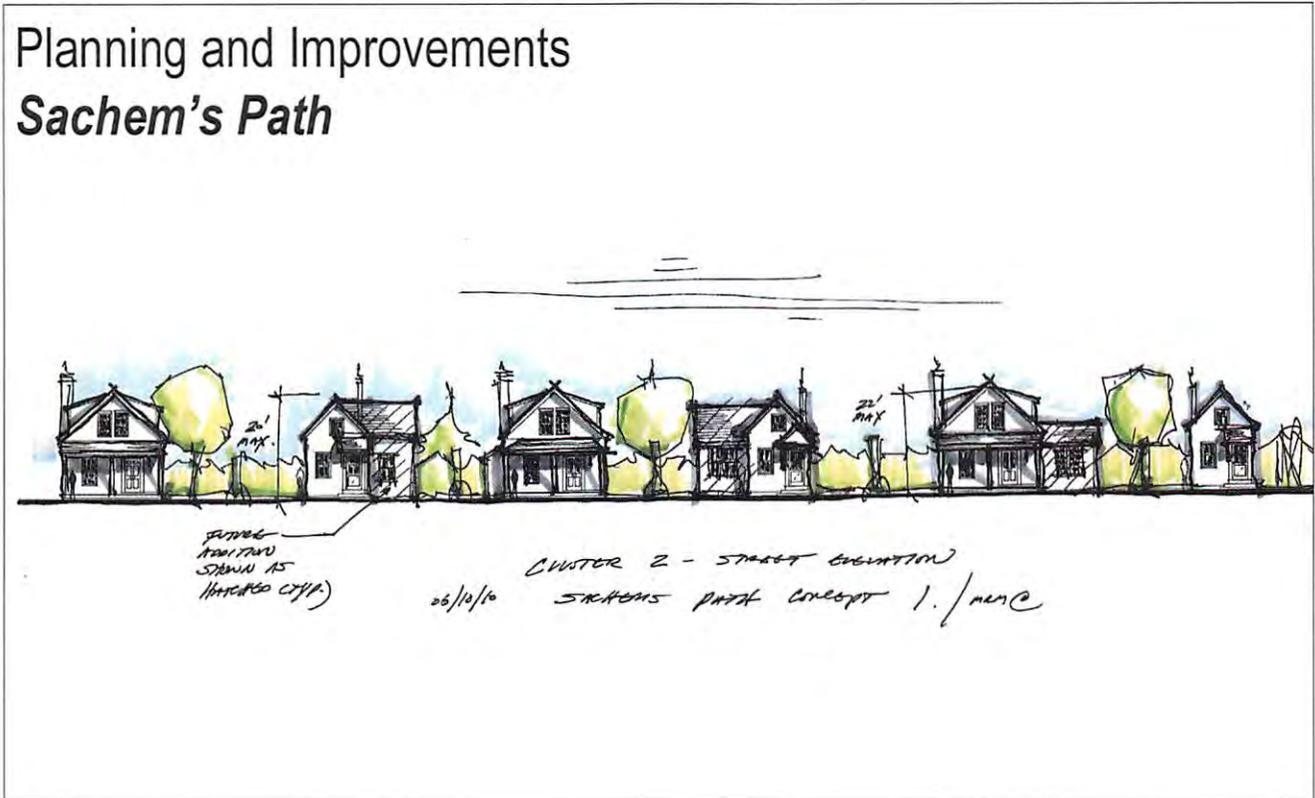
- Residential development on Nantucket
- Located close to Town and amenities
- Near conservationlands



Planning and Improvements *Sachem's Path*



Development Team Qualifications Fig: 6.1



Development Team Qualifications Fig: 6.1

JTE REALTY ASSOCIATES, LLC

Development, Management & Consulting

Judith Tremblay Epstein

E-mail: judy.epstein@jterealtyassociates.com

JTE Realty, LLC has performed lottery services for approximately 80+ developments (various states of ongoing and completed work), both non-age and age restricted developments (homeownership and rental) in communities across Massachusetts for both private developers and municipalities.

JTE Realty Associates, LLC works closely with Citizen's Housing and Planning, the Department of Housing and Community Development and Mass Housing, various Housing Authorities, Monitoring Agents and Housing Partnership Committees in obtaining necessary approvals and participates in various 40(b) committees and provides input on policy and program related issues.

In addition to the lottery services, JTE Realty, LLC is has been engaged by the Department of Housing and Community Development (DHCD) to locate affordable buyers for affordable unit re-sales in accordance with the requirements of the state's programs.

JTE Realty has a website @ www.jterealtyassociates.com where upcoming lotteries, first come first serve units and unit re-sales are listed for the public.

JTE Realty Associates, LLC has conducted lotteries for sponsors of developments (and municipalities) with Comprehensive and Special Permits under Mass Housing Starts program, New England Fund (NEF) programs (old and new), Housing Stabilization Fund (HSF) program and the Local Initiative Program (LIP), Affordable Housing Trust and HOME program.

P.O. Box 955, North Andover, MA. 01845

Tel. 978-683-9684 * Fax 978-974-0751

Development Team Qualifications Fig: 6.1

JTE REALTY ASSOCIATES, LLC

Development, Management & Consulting

Judith Tremblay Epstein

E-mail: judy.epstein@jterealtyassociates.com

Professional Background

Formed JTE Realty Associates in Year 2000 to engage in the business of real estate acquisition, development and consulting services in asset and property management for for-profit and non-profit organizations. Over twenty nine years of experience in federal and state subsidized housing rental and homeownership programs. Responsibilities in all aspects of the multi-family real estate business affecting the financial and physical viability of portfolios including:

... Marketing of Affordable Housing Units under the 40B Comprehensive Process and Special Permit Process (Housing Lotteries) for rental and homeownership properties .

... Condominium development and marketing of units.

...Consulting services to large and small owners of market rate and affordable housing (rent increases) and to resident boards on a variety of issues affecting their business.

...Acquisition planning and capital transaction analysis and the related due diligence.

...Financial analysis for repositioning and transition of various properties to add value.

...Supervisory experience with respect to on-going rental management.

From 1987 to 1999, Director of a large Boston-based national residential management company, The Beacon Companies, focusing on asset and property management activities for a portfolio of 5000+ rental units. Experienced in:

...Developing operating procedures and conducting staff oversight and training to ensure regulatory compliance.

...Resident relations and resident services, grant proposal preparation.

P.O. Box 955, North Andover, MA. 01845

Tel. 978-683-9684 * Fax 978-974-0751

Development Team Qualifications Fig: 6.1

...Expiring Use issues; Section 8, Section 236, Section 221d(3), 13A, tax credit and other federal and state rental programs. Completed the refinancings, including the underwriting, of several multi-family projects under various programs.

...Budget preparation, review and oversight; recommending and implementing cost reductions, conducting physical inspections and addressing REAC inspection results; establishing long term capital needs planning; preparing working capital analyses and partners' distribution analyses and recommendations, agency liaison with respect to audit and financial questions with various agencies, real estate tax analysis and tax appeals; utility cost analysis, implementing and overseeing utility conversions.

...Direct fuel contract negotiations; preparing mortgage increases; rent increase analyses and marketing; implementing legislative and regulatory changes.

Educational Background

Boston College – B. A. Accounting
Boston University – Certificate in Real Estate Finance
Wentworth Institute – Course Work

Professional Affiliations and Certifications

JTE Realty, LLC is a member of the Multiple Listing Service (MLS) under Massachusetts Broker's License, held by a member of the LLC.

1998 President of The Rental Housing Association, a Division of the Greater Boston Real Estate Board – Major Accomplishments - Created the Boston Housing Production Task Force to address issues concerning housing production, which produced the "No Time to Lose: Stimulating Rental Housing Production in Boston" report; Continue to Chair the committee through 2001. Awarded the "1998 Leaders Making a Difference" by Banker & Tradesman 125

1997 Vice President of The Rental Housing Association
1996 Secretary, Membership Chairperson of The Rental Housing Association

1992-1995 Affordable Housing Chairperson – Organized Ad Hoc Committee to challenge Random Digit Dialing Methodology in determining HUD's Section 8 Fair Market Rent

1998 – 2001 Delegate to the National Apartment Association

1997-1999 National Housing Conference – Member Assisted Housing Working Group focusing on Section 8 Mark to Market issues and the "Older" Assisted Housing Inventory

Current Memberships

The Rental Housing Association (RHA)
Citizen's Housing and Planning Association (CHAPA)
40(B) Committee Participant (in past years)

Development Team Qualifications Fig: 6.1

JTE Realty Associates., LLC has conducted lottery services for the following completed, on-going and upcoming lotteries for its clients.*

Completed and On-going Lotteries

Non-Age Restricted

- Abrem Quarry, Nantucket – 7 Affordable Single Family Homes
- Beach Plum Village, Nantucket - 10 Affordable Single Family Homes (Two Phases)
- Kittredge Crossing, North Andover – 32 Affordable Units
- Oakridge Village & Maplewood Reserve, North Andover – 75 Affordable Units
- Maritime Landing, Newburyport – 29 Affordable Units
- Ballardvale Crossing, Andover – 17 Affordable Units
- Marblehead Highlands, Marblehead – 22 Affordable Units
- Chocksett Crossing, Sterling – 12 Affordable Units
- Cobbler’s Brook, Merrimac – 6 Affordable
- Easton Country Estates, Easton – 4 Affordable Homes
- Greenwood Meadows, Andover – 5 Affordable Single Family Homes
- Powder Mill, Andover – 9 Affordable Units
- High Point Estates, Grafton – 19 Affordable Single Family Homes (Three Phases)
- Lancaster Woods, Lancaster – 8 Affordable Units
- Charnstaffe Village, Billerica – 2 Affordable Units
- Highland Village, Stoneham – 2 Affordable Units
- 8 Parker Road – Wakefield – 2 Affordable Units
- Wakefield Crossing, Wakefield – 16 Affordable Units (Two Phases)
- Johnson Woods, Reading – 17 Affordable Units (Two Phases)
- Johnson Woods II, Reading – 19 Units (Two or Three Phases)
- Oak Hill Village, Billerica – 2 Affordable Units
- Oak Point Village, Saugus – 5 Affordable Units
- The Orchards in Holliston, Holliston – 20 Affordable Units (phased development)
- Charles Ridge Estates, Littleton – 11 Affordable Units
(includes 3 Age Restricted Units)
- Littleton Ridge, Littleton (second lottery for newly owned Charles Ridge)
- The Foundry, Newburyport – 13 Affordable Units
- Mt Pleasant Place, Billerica – 4 Affordable Units
- Pleasant Hill, Saugus – 3 Affordable Units
- Turtle Brook, Canton – 20 Affordable Units (Two Phases)
- Savory Woods, Groveland – 3 Affordable Units
- Sterling Lane, Walpole – 4 Affordable Units
- Southgate, Westford – 11 Affordable Units (Two Phases)
- Covenant Residents on Commonwealth, Newton – 15 Affordable Units (Two Phases)
- Edward’s Harborview, Beverly – 3 Affordable Units
- Pleasant Hill, Saugus – 2 Affordable Units
- Oak Street, Walpole – 4 Affordable Units
- Town of Lincoln – 3 Units (Rental, Technical Support)

Development Team Qualifications Fig: 6.1

Residences at Oxbow, Wayland – 16 Affordable Units
Lalli Terrace, Acton – 3 Affordable Units
Residences at Washington Hancock, Braintree – 3 Affordable Units
Lexington Place, Lexington - 3 Affordable Units
Lexington Courtyard, Lexington – 8 Affordable Units
Washington Place, Norwell – 10 Affordable Units (Two Phases)
City of Peabody, Wait List Lottery
Emerson Village, Pepperell – 14 Affordable Units (Three Phases)
99 Parker Street, Acton – 2 Affordable Units
Riverbend Berkley – 4 Affordable Units
Canton Village, Walnut Park – 2 Affordable Units
The Reserve at Duxbury, Duxbury – 4 Affordable Units
Winterberry Hills, Easton – 11 Affordable Units
Jefferson Union, Lexington – 8 Affordable Units
Merrimac Condominiums, North Andover – 13 Affordable Units (Two Phases)
Johnson Woods II, Reading – 19 Units (Two Phases)
Post Road Village, Wayland – 4 Affordable Units
Pond View, Stoughton – 12 Affordable Units

Age Restricted

Autumn Ridge, Ayer – 2 Affordable Units
Oak Hill Village, Plainville – 12 Affordable Units
Amberwood Farm, Topsfield – 6 Affordable Units
Windgate at Salisbury – 17 Affordable Units
Meetinghouse Commons, North Andover – 22 Affordable Units (phased development)
Forest Glen, Dracut – 8 Affordable Single Family Homes
Crescent Gate in Sturbridge, Sturbridge – 18 Affordable Units
Yentile Place, Wilmington – 8 Affordable Units
Balancing Rock, Holliston – 3 Affordable Units
Ames Pond, Stoughton – 10 Affordable Units
Nicholas Commons, Billerica – 5 Affordable Units
Wyndbrook At Tyngsborough, 20 Affordable Units (phased development)
Pond View, Stoughton – 4 Affordable Units (phased development)
Ocean Meadow, West Newbury – 6 Affordable Units

In addition to the above lotteries, JTE Realty has performed services for Citizen's Housing and Planning Association, (CHAPA), the monitoring agent for many 40B projects and the Department of Housing & Community Development (DHCD), to locate affordable buyers for affordable unit re-sales in accordance with the requirements of the deed rider and the program and has conducted other rental project lotteries.

JTE Realty Associates, LLC works closely with Citizen's Housing and Planning, the Department of Housing and Community Development and Mass Housing, various Housing Authorities and housing partnership committees in obtaining necessary approvals, participates in 40(b) committees that provide input on policy and program related issues.

Development Team Qualifications Fig: 6.1

JTE Realty Associates, LLC has conducted lotteries for sponsors of developments with Comprehensive or Special Permits under Mass Housing Starts program, New England Fund (NEF) programs (old and new), Housing Stabilization Fund (HSF) program and the Local Initiative Program (LIP), Affordable Housing Trust and HOME program.

*Most lotteries have been complete with a few on-going phased properties Last updated 2009

Tab 6.2

Applicant Entity 40B Experience

Section 6: Applicant Qualifications, Entity Information, and Certification

Required Attachments Relating to Section 6

Applicant Entity 40B Experience Fig: 6.2

Rising Tide Development LLC

Previous 40B Experience

1. Lexington Courtyard, Lexington- Construction Complete. Cost Certification Completed
2. Whitney Farm, Sherborn- Construction in process
3. Beach Plum Village, Rugged Scott LLC, Nantucket - Construction in process

Tab 6.3

Tab 7.1

Addendum

7.1 ADDENDUM

Further detail to Application Page 26

Jamie Feeley and/or Josh Posner, both principals of Surfside Crossing, met with Andrew Vorce, Director of Planning for the Town of Nantucket, Leslie Woodson Snell, the Deputy Director of Planning for the Town of Nantucket and Tucker Holland, Housing Specialist for the Town of Nantucket, all on several occasions over the course of the past six months to discuss appropriate locations for a follow-up development to Beach Plum Village which is expected to be completed within the next 12 – 18 months. Mr. Vorce suggested the potential availability of the 13 acre property on South Shore Road, which we purchased for this development. He felt that with proper design it could be an excellent location for a new, high-quality, mixed-use housing community because it meets several important prerequisites including being within the Town Overlay and Sewer Districts.

Mr. Vorce also recommended the inclusion of a significant component of a smaller, lower priced multi-family condominium units that would address the pressing need for middle income ownership opportunities not met in other projects. Finally, Mr. Vorce was instrumental in describing how a development, such as the one we are now contemplating, would compliment rental development projects currently under development on Nantucket.

Tab 7.2

Surfside Crossing, LLC

37 Old South Rd., Unit #6
Nantucket, MA 02554
(508) 825-8825 • Fax (508) 825-8826

December 12, 2017

Town of Nantucket
16 Broad Street
Nantucket, MA 02554

Attn: Libby Gibson, Town Manager

Re: Notice of Comprehensive Permit Approval Application to MassHousing
"Surfside Crossing" Single Family Homeownership Residential Community
3, 5, 7 & 9 South Shore Rd. – Town of Nantucket

Dear Ms. Gibson:

Please be advised that Surfside Crossing, LLC ("Surfside Crossing") has submitted a Comprehensive Permit Site Approval Application to MassHousing for a Single-Family Homeownership Residential Community (the "Project") to be permitted and developed in accordance with the provisions of M.G.L. c. 40B (40B). Enclosed please find a copy of the Application.

The proposed Project is comprised of 156 single family residential units to be developed on a 12.87-acre site located at the properties commonly referred to as 3, 5, 7 & 9 South Shore Rd., Nantucket, MA. 60 of the units are proposed as stand-alone homes and 96 units, housed in six buildings, are proposed as condominium units. The proposal is a mixed-income single family homeownership project, whereupon 25% of the units (15 stand-alone homes and 24 condominiums) are proposed to be sold to M.G.L. c. 40B qualified purchasers.

The condominium component of the project will fill a critical need in the Nantucket housing market by offering high-quality units, in a high-quality neighborhood, with projected sale prices ranging from \$450K to \$750K. Due to Nantucket's extremely high, median home sale value, many sectors of the island's workforce earn too much income to qualify for affordable housing under 40B, but earn less income than is needed to purchase quality market rate housing. Surfside Crossing's condo units will provide a great option for Nantucket home-ownership, and its benefits, to those who are otherwise extremely limited in Nantucket home-ownership options.

As indicated in the enclosed, Surfside Crossing has assembled a highly capable and experienced team that has extensive experience in permitting and successfully developing Massachusetts

mixed-income residential projects. Surfside Crossing member, Josh Posner, has developed affordable housing in New England and across the country for over 35 years. One of his most recent projects, Beach Plum Village, has set a high bar on Nantucket for 40B projects and is emblematic of the type of project Surfside Crossing is proposing to develop on South Shore Rd. The Project builder, Cottage + Castle (C+C), has completed well over 100 Nantucket projects, many with budgets exceeding \$10MM. It has the technical ability and local know-how that will ensure a fluid process during the construction phases of this Project. C+C also serves as builder for the second phase of the Beach Plum Village project and is scheduled to complete that 30-unit phase by the end of 2018.

Surfside Crossing is excited about developing this Project and the opportunity to assist in ameliorating Nantucket's affordable housing crisis.

Please contact me should you have any questions regarding this application or the proposed Project.

Very truly yours,



James D. Feeley, Member
Surfside Crossing, LLC

Tab 7.3

**Department of Housing
Letter**

Surfside Crossing, LLC

37 Old South Rd., Unit #6

Nantucket, MA 02554

(508) 825-8825 • Fax (508) 825-8826

December 12, 2017

Department of Housing and Community Development

100 Cambridge St.

Suite 100

Boston, MA 02114

Attn: Catherine Racer, Associate Director

Re: Notice of Comprehensive Permit Approval Application to MassHousing
"Surfside Crossing" Single Family Homeownership Residential Community
3, 5, 7 & 9 South Shore Rd. – Town of Nantucket

Dear Ms. Racer:

Please be advised that Surfside Crossing, LLC ("Surfside Crossing") has submitted a Comprehensive Permit Site Approval Application to MassHousing for a Single-Family Homeownership Residential Community (the "Project") to be permitted and developed in accordance with the provisions of M.G.L. c. 40B (40B).

The proposed Project is comprised of 156 single family residential units to be developed on a 12.87-acre site located at the properties commonly referred to as 3, 5, 7 & 9 South Shore Rd., Nantucket, MA. 60 of the units are proposed as stand-alone homes and 96 units, housed in six buildings, are proposed as condominium units. The proposal is a mixed-income single family homeownership project, whereupon 25% of the units (15 stand-alone homes and 24 condominiums) are proposed to be sold to M.G.L. c. 40B qualified purchasers.

The condominium component of the project will fill a critical need in the Nantucket housing market by offering high-quality units, in a high-quality neighborhood, with projected sale prices ranging from \$450K to \$750K. Due to Nantucket's extremely high, median home sale value, many sectors of the island's workforce earn too much income to qualify for affordable housing under 40B, but earn less income than is needed to purchase quality market rate housing. Surfside Crossing's condo units will provide a great option for Nantucket home-ownership, and its benefits, to those who are otherwise extremely limited in Nantucket home-ownership options.

As indicated in the enclosed, Surfside Crossing has assembled a highly capable and experienced team that has extensive experience in permitting and successfully developing Massachusetts'

mixed-income residential projects. Surfside Crossing member, Josh Posner, has developed affordable housing in New England and across the country for over 35 years. One of his most recent projects, Beach Plum Village, has set a high bar on Nantucket for 40B projects and is emblematic of the type of project Surfside Crossing is proposing to develop on South Shore Rd. The Project builder, Cottage + Castle (C+C), has completed well over 100 Nantucket projects, many with budgets in excess of \$10MM. It has the technical ability and local know-how that will ensure a fluid process during the construction phases of this Project. C+C also serves as builder for the second phase of the Beach Plum Village project and is scheduled to complete that 30-unit phase by the end of 2018.

Surfside Crossing is excited about developing this Project and the opportunity to assist in ameliorating Nantucket's affordable housing crisis.

Please contact me should you have any questions regarding this application or the proposed Project.

Very truly yours,



James D. Feeley, Member
Surfside Crossing, LLC

Tab 7.4

SURFSIDE CROSSING LLC
37 OLD SOUTH RD #6
NANTUCKET, MA 02554



1014

NANTUCKET BANK
A DIVISION OF BLUE HILLS BANK
53-7013/21 13

PAY TO THE
ORDER OF

Two Thousand Five Hundred And 00/100 Dollars

\$

DOLLARS

MassHousing
One Beacon Street
Boston, MA 02554

12/07/2017

\$2,500.00

MEMO

Memo: SURFSIDE CROSSING/MASS HOUSING APP PROCESSING



[Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.



SURFSIDE CROSSING LLC

1014

JOB ADDRESS - COST CATEGORY
H-CONSULTING SERVICES

Code	Inv Date	Invoice #
0	12/07/17	20171207

Amount
\$2,500.00
\$2,500.00

PAID TO: MASSHOUSNG MassHousing

12/07/2017

\$2,500.00

Tab 7.5

SURFSIDE CROSSING LLC
37 OLD SOUTH RD #8
NANTUCKET, MA 02554

659 1291171 Desk Book
1/10 Protection for Depositor

1017

NANTUCKET BANK
A DIVISION OF BLUE HILLS BANK
53-7013/2113

PAY TO THE
ORDER OF

Seven Thousand Eight Hundred And 00/100 Dollars

\$

DOLLARS

Massachusetts Housing Partnership
One Beacon Street
Boston, MA 02554

12/07/2017

\$7,800.00

MEMO

Memo: SURFSIDE CROSSING/TECH ASST/MED FEE (UNIT FEE)

AUTHORIZED SIGNATURE

Security features. Details on back.



SURFSIDE CROSSING LLC

1017

JOB ADDRESS - COST CATEGORY
H-CONSULTING SERVICES

Code	Inv Date	Invoice #
0	12/07/17	20171207.2

Amount
\$7,800.00
\$7,800.00

PAID TO: MASSHOUSPT Massachusetts Housing Partnership

12/07/2017

\$7,800.00

SURFSIDE CROSSING LLC
37 OLD SOUTH RD #6
NANTUCKET, MA 02554

MASSACHUSETTS
REVENUE DEPARTMENT

1016

NANTUCKET BANK
A DIVISION OF BLUE HILLS BANK
53-7013/2113

PAY TO THE
ORDER OF

Two Thousand Five Hundred And 00/100 Dollars

\$

DOLLARS

Massachusetts Housing Partnership
One Beacon Street
Boston, MA 02554

12/07/2017

\$2,500.00

MEMO

Memo: SURFSIDE CROSSING/TECH ASST/MED FEE (BASE FEE)

AUTHORIZED SIGNATURE

Security features. Details on back.

RFSIDE CROSSING LLC

1016

JOB ADDRESS - COST CATEGORY
H-CONSULTING SERVICES

Code	Inv Date	Invoice #
0	12/07/17	20171207.1

Amount
\$2,500.00
\$2,500.00

PAID TO: MASSHOUSPT Massachusetts Housing Partnership

12/07/2017

\$2,500.00

Tab 7.6

W-9

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
2 Business name/disregarded entity name, if different from above Surfside Crossing, LLC	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 37 Old South Road, Unit 6	Requester's name and address (optional)
6 City, state, and ZIP code Nantucket, MA 02554	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number													
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or													
Employer identification number													
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8	2	-	3	0	2	7	2	5	9				

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ <i>[Handwritten Signature]</i> manager	Date ▶ <i>11-30-2017</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.